



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: February 25, 2010 **REPORT NO. PC-10-017**

ATTENTION: **Planning Commission, Agenda of March 4, 2010**

SUBJECT: **VERIZON – PADRE GOLD - PROJECT NO. 97765, PROCESS 4**

REFERENCE: Report to the Planning Commission, Report No. PC-08-129
<http://www.sandiego.gov/planning-commission/pcreports/08129.pdf>

**OWNER/
APPLICANT:** American Legion Post 731 Department of California
Verizon Wireless

SUMMARY

Issue(s): Should the Planning Commission approve a Conditional Use Permit (CUP) and a Planned Development Permit (PDP) for a wireless communication facility located at 7245 Linda Vista Road in the CC-1-3 zone of the Linda Vista Community Planning area?

Staff Recommendation:

1. Approve Conditional Use Permit No. 590322.
2. Approve Planned Development Permit No. 318510.

Community Planning Group Recommendation: The Linda Vista Planning Group has reviewed various iterations of this project over the years and has consistently voted to recommend denial. Two architectural tower designs were developed more recently based on input from a planning group subcommittee, which met several times to address the issues associated with the project. The projects will be reviewed on February 22, 2010 as an action item. The recommendation will be provided verbally to the Planning Commission on March 4, 2010.

Environmental Review: The Padre Gold project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15302. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 3, 2006,



and the opportunity to appeal that determination ended April 24, 2006.

Fiscal Impact Statement: All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: If this project is denied, the City's Neighborhood Code Compliance Division of the Development Services Department would take code enforcement action because the existing permit for the 76 foot high monopole is expired. The code enforcement action would be funded by the City's general fund.

Housing Impact Statement: None associated with this project.

BACKGROUND

The Padre Gold project is located 7245 Linda Vista Road in the Linda Vista Community Planning area. Currently existing on site is a 76-foot tall monopole that was approved previously by the Planning Commission on September 28, 1995. The permit expired September 28, 2005 and Verizon submitted an application for a new CUP to maintain the existing monopole on March 4, 2006. The project has been scheduled for several Planning Commission hearings, but Verizon has requested continuances in order to redesign the facility.

On June 30, 2009, Verizon submitted a redesigned project consisting of a 76-foot tall monopine supporting 15 panel antennas and a microwave dish along with a planter wall and new shrubs to soften the visual impact of the equipment enclosure. The Linda Vista Planning group voted unanimously to deny the project. The project did not comply with LDC Section 141.0405 (previous Communication Antenna regulations) due to the implausibility of a 76-foot high pine tree in a commercial setting devoid of any similar height trees. Verizon has redesigned the project again, this time as an architectural tower. Verizon has provided two different architectural designs as a result of ad hoc planning group subcommittee meetings. The height remains the same: 76-feet, but the antennas are completely concealed within the new tower. The equipment enclosure will remain, but concrete screening walls will be added along with a planter wall.

The project site is zoned CC-1-3, which allows a maximum height of 45-feet, thus the requirement for a PDP. The site is designated for commercial use in the Linda Vista community plan. Surrounding uses include residential to the south, west and east and a school to the north.

DISCUSSION

Project Description:

This project was submitted under the previous Communication Antenna regulations (LDC Section 141.0405), and because it does not comply with the development regulations, it is considered to be a major telecommunication facility and it requires a PDP for the deviations discussed below.

The existing tower is 76-feet where the maximum height limit is 45-feet. Section 141.0405 of the Land Development Code requires wireless communication facilities to be designed to be minimally visible through the use of architecture, landscape architecture and siting solutions. After several years and many discussions, Verizon has now designed a 76-foot tall architectural tower that will house all of their antennas. The tower, because of its location at the intersection of Linda Vista Road and Genesee Avenue will have the appearance of a community landmark. Verizon is requesting to maintain their existing 360 square foot equipment enclosure and to relocate the existing generator. All of these components are proposed to be located behind a 7-foot high concrete wall and a series of planter walls. Landscaping will be added to enhance the compound area and along the street to enhance views of the property.

The height is a concern to staff as well as to the community, but it is a commercial property located at a major intersection, which could also be called a gateway within Linda Vista. The location is conducive to an architectural tower that would have the appearance of a community landmark. Verizon has developed two designs based on input from a community planning group ad hoc subcommittee. The first design picks up on the surrounding architecture in the immediate area and includes an asymmetrical roof line above decorative columns that transitions to a solid two-tone wall below. The second tower design is reminiscent of the architectural style of USD, which is also a community landmark. Additionally, Verizon is providing space for AT&T to locate their antennas and equipment within the tower negating the need for a WCF at Kearny Mesa Park, which the community group opposes. There is also room for the T-Mobile facility to be relocated within the tower once the CUP for their flag pole on the same property expires.

The existing monopole and equipment enclosure encroaches into the rear yard setback. At the time of the original approval, the deviations were included under the CUP. The proposed project retains the enclosure in its current location, which is set back six-feet from the rear property line. The new tower would be set back approximately 8 ½-feet from the rear property line. The required setback is 14-feet. On the side yard setback along the eastern side of the property, the existing enclosure is set back 8-feet from the property line and the new generator enclosure would be set back 10-feet from the property line. The required side yard setback is 19-feet. Since the time that the Verizon facility has been in this location, there have been no complaints from the adjacent property owners or tenants and since the project was originally approved, a new three-story condominium complex has been built to the east of the project site. The developers of the new condominium complex on the east constructed a 7-foot high concrete fence along the property line and Verizon proposes to extend the wall down the side and rear property lines to help buffer the facility from the adjacent residential uses. This will help to mitigate potential adjacency issues between the land uses. Also, the addition of landscape in front of the enclosure and along the eastern boundary will provide a buffer as well.

General Plan Analysis:

The City's General Plan requires that wireless facilities be minimally visible by utilizing camouflage and screening techniques to help blend the facility into the surrounding area. It also requires that wireless facilities be aesthetically pleasing and visually respectful and compatible with the community. The antennas associated with this facility will be completely concealed within the architectural tower. The existing equipment enclosure will remain as is, however,

planter walls and additional landscape material will be added to help screen and integrate the enclosure into the setting. The design of the tower is reminiscent of the architecture of USD, a landmark within Linda Vista, but the colors will be similar to that of the buildings in the immediate vicinity. The tower will be the tallest structure in this part of Linda Vista, but its location at the main intersection in the community could be considered a gateway to the community and therefore function as a community landmark. Based on the project's design, it is compatible with the City's General Plan. The Linda Vista Community Plan does not discuss wireless communication facilities.

Conclusion:

Staff supports the project as proposed. The replacement of a monopole with a project that complies with the WCF regulations and the intent of the General Plan is always beneficial to the community in which it is located as well as to the City. The new tower, although tall, will be designed in the architectural style of buildings on the USD campus, which Linda Vista is known for. Because the property is located at a major intersection that could be considered a gateway to the community, opportunities existed to turn the monopole into a landmark. Verizon with the help of a group of interested planning group members was able to come to agreement on a design that would promote the USD inspiration. With this design, Verizon will be able to maintain the height of their facility and in exchange, the community will get an architectural landmark in place of a significant visual impact. In addition to the landscape being added in and around the new tower and walls, Verizon is also proposing to add landscape along the parkway to help improve views from the street.

Verizon is proposing to continue the 7-foot concrete wall currently on a portion of the eastern property line down the remainder of that part of the property as well as along the rear property line to help buffer their equipment and tower base from the adjacent properties. They are also adding accent landscape material as well as landscape screening to help with views from adjacent streets and properties. The tower will completely conceal Verizon and AT&T antennas as well as AT&T equipment and the opportunity for T-Mobile to relocate within the tower is also available (T-Mobile's CUP expires in the next year or so). The resulting project will not only enhance the Padre Gold property, but will also improve aesthetics at this intersection, which acts as a gateway to the Linda Vista community.

This project complies with the Communication Antenna regulations, Council Policy 600-43 and the General Plan. The encroachment into the setbacks and the increased height of the facility are being offset by the improvements Verizon is proposing along the eastern and rear property lines as well as along the street. Therefore, Staff recommends approval of this project.

ALTERNATIVES

1. **Approve CUP No. 590322 and PDP No. 318510, with modifications.**
2. **Deny CUP No. 590322 and PDP No. 318510, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department

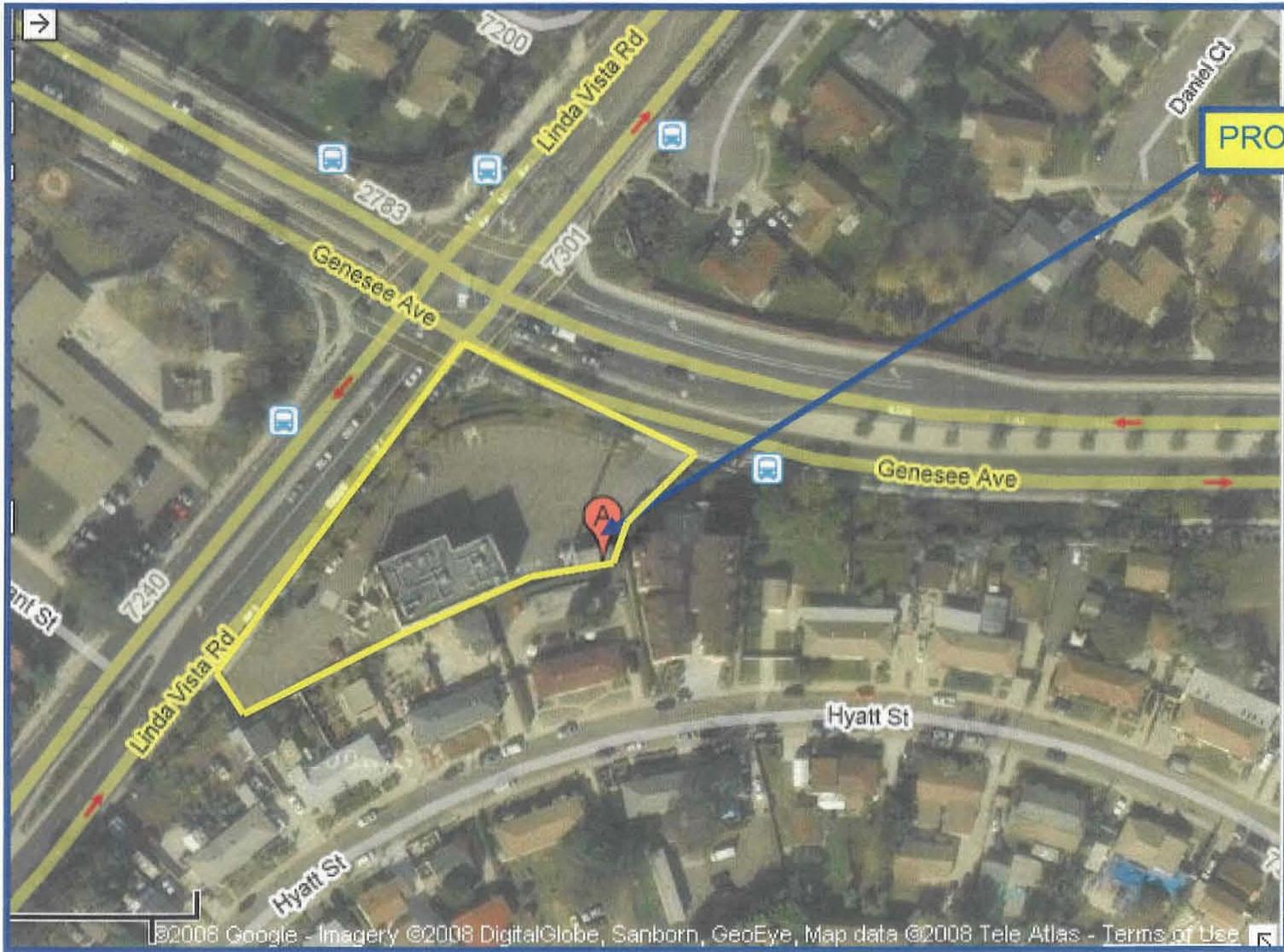


Karen Lynch-Ashcraft
Project Manager
Development Services Department

BROUGHTON/KLA

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Project Plans – Design 1
9. Project Plans – Design 2
10. Photosimulation – Design 1
11. Photosimulation – Design 2
12. Copy of Previous Permit
13. Ownership Disclosure Statement
14. Project Chronology
15. LDC Section 141.0405
16. Copy of Planning Commission Public Hearing Notice



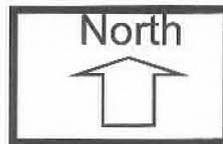
PROJECT SITE



Aerial Photo

VERIZON – PADRE GOLD PROJECT NUMBER 97765

7245 LINDA VISTA ROAD



ATTACHMENT 1



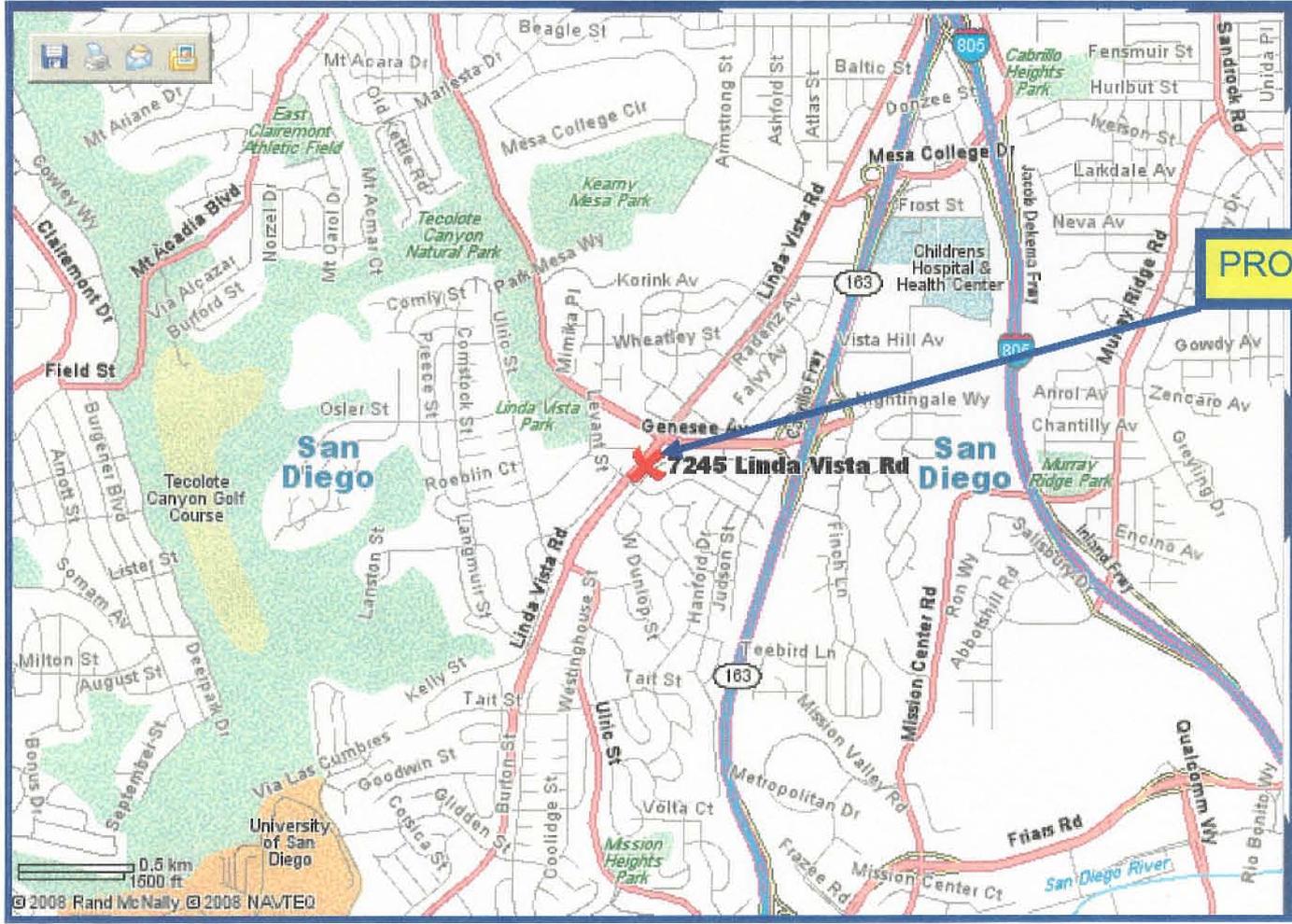
PROJECT SITE

LINDA VISTA COMMUNITY PLAN MAP



VERIZON – PADERE GOLD – PROJECT NUMBER 97765
7245 LINDA VISTA ROAD



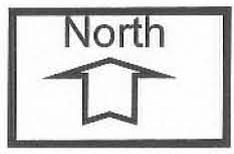


PROJECT SITE

Project Location map

VERIZON – PADRE GOLD – PROJECT NUMBER 97765

7245 Linda Vista Road



PROJECT DATA SHEET

PROJECT NAME:	Verizon – Padre Gold	
PROJECT DESCRIPTION:	Existing 76-foot high monopole supporting 15 panel antennas and a microwave dish to be replaced with a 76-foot high architectural tower completely concealing all antennas. An existing 360-square foot enclosure is included. Collocation for AT&T antennas and equipment.	
COMMUNITY PLAN AREA:	Linda Vista	
DISCRETIONARY ACTIONS:	Conditional Use Permit and Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Community Commercial	
<u>ZONING INFORMATION:</u>		
ZONE: CC-1-3		
HEIGHT LIMIT: 45-Foot maximum height limit.		
SIDE SETBACK: 19-feet (adjacent to residential)		
REAR SETBACK: 14- feet (adjacent to residential)		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Low-Density Residential; RS-1-7	School, Residential
SOUTH:	Low-Medium Density Residential; RM-2-5	Residential
EAST:	Low-Medium Density Residential; RM-2-5	Residential
WEST:	Low-Medium Density Residential; RM-2-5	Residential
DEVIATIONS OR VARIANCES REQUESTED:	Height deviation of 76-feet where 45-feet is permitted. Rear yard setback of 6-feet where 14-feet is required. Side yard setback of 8-feet where 19-feet is required.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The project will be reviewed on February 22, 2010 by the Linda Vista Community Planning Committee. The recommendation will be provided at the March 4 hearing.	

**PLANNING COMMISSION RESOLUTION NO.
CONDITIONAL USE PERMIT NO. 590322
PLANNED DEVELOPMENT PERMIT NO. 318510
VERIZON – PADRE GOLD
PROJECT NO. 97765
DRAFT**

WHEREAS, American Legion Post 731 Department of California, Permittee and Verizon Wireless, Owner, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No.'s 590322 and 318510, on portions of a .55 acre site;

WHEREAS, the project site is located at 7245 Linda Vista Road in the CC-1-3 zone of the Linda Vista Community Planning area;

WHEREAS, the project site is legally described as Lot 9, Block 35, Linda Vista Subdivision Unit No. 8, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 3253, filed in the Office of the Recorder of said San Diego County, June 23, 1955;

WHEREAS, on March 4, 2010, the Planning Commission of the City of San Diego considered CUP No. 590322 and PDP No. 318510 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on April 3, 2006 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15302; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated March 4, 2010.

FINDINGS:

Conditional Use Permit - Section 126.0305

- 1. The proposed development will not adversely affect the applicable land use plan;**

Section A.15 of the Urban Design section of the City of San Diego's General Plan addresses Wireless Facilities. The intent is to minimize the visual impact of wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. In this particular case, the existing monopole will be replaced with an architectural tower that will conceal all Verizon's and AT&T's antennas, as well as AT&T's equipment. The tower will be very visible, however, because of its design and its location near a major intersection in the

community, the architectural tower will act as a community landmark. This meets the intent of the City's General Plan and the WCF regulations.

The General Plan also states that facilities should be designed to be "aesthetically pleasing and respectful to the neighborhood context." The architectural tower will be designed reminiscent of the architectural style of the buildings at USD, which happens to be a landmark in Linda Vista. The tower will be highly visible to the surrounding community and as must be aesthetically pleasing. The addition of planter walls and landscape near the tower and also along the street will help to enhance views of the facility. All of the antennas and new equipment will be concealed within the tower. As a result, the design of this WCF will respect the neighborhood context.

The Linda Vista Community Plan does not address WCF as a specific land use. Based on the project's design, the facility will comply with the City of San Diego's General Plan as it relates to Wireless Facilities, and this project would not adversely affect the land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare;

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit that requires Verizon Wireless to submit an RF study to demonstrate compliance with the applicable FCC regulations prior to building permit issuance. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code; and

The original project was a 76-foot high monopole with a 360-square foot equipment enclosure. The monopole is 31-feet over the maximum height of 45-feet and both the monopole and equipment enclosure encroach into the side and rear yard setback. The original approval occurred under the previous Municipal Code where deviations were analyzed and approved under the auspices of the CUP. Since the time of the original approval, the Land Development Code has been adopted, the zone and development regulations have changed on this property and WCF regulations and policies have been adopted. This monopole is considered to be a second generation tower where the design technology had not quite been developed at the time, but the network was more diverse so the tower did not have to be as tall as the first generation monopoles. As an anchor in Verizon's system, this WCF plays an important role in the overall network and because it is over the height limit, the new design will serve as a landmark to the Linda Vista community. Extending the 7-foot concrete wall from the eastern property line and around to the rear will help buffer the proximity of the tower and the equipment. The tower will serve as a collocation facility for AT&T and possibly T-Mobile.

The new tower and associated component will comply with the City of San Diego Communication Antenna Regulations (Land Development Code Section 141.0405). This section

of the code requires architectural integration and/or enhancements with the existing buildings or landscape on the property. Therefore, the project complies to the maximum extent possible with the applicable regulations of the Land Development Code, while continuing uninterrupted coverage and service to the Linda Vista community. Based on these considerations, this project complies with the applicable regulations of the Land Development Code.

4. The proposed use is appropriate at the proposed location.

This project will replace an existing wireless communication facility permitted in 1995 under previous San Diego Municipal Code regulations. There were no regulations or adopted guidelines specific to wireless communication facilities at that time. The project was processed as a Conditional Use Permit and was approved by the Planning Commission with a condition allowing the facility to operate for a period of ten years.

New regulations and policies have been in effect for the last eight years which guide the location and aesthetics of these types of facilities. A wireless communication facility proposed in a commercial area is preferred and in this case, the facility has operated for the past 15 years with no complaints from the adjacent properties. Verizon is proposing to replace the monopole with an architectural tower that will serve as a community landmark. A 7-foot high concrete wall will be extended down the eastern property line and wrap around to the rear and planter walls and additional landscape will be added to enhance the property and views of the facility. The project site is located at a major intersection in Linda Vista on a commercial property and will be highly visible to the surrounding Linda Vista community, lending itself as a community landmark.

Planned Development Permit - Section 126.0604

A. Findings for all Planned Development Permits

1. The proposed development will not adversely affect the applicable land use plan;

Section A.15 of the Urban Design section of the City of San Diego's General Plan addresses Wireless Facilities. The intent is to minimize the visual impact of wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. In this particular case, the existing monopole will be replaced with an architectural tower that will conceal all Verizon's and AT&T's antennas, as well as AT&T's equipment. The tower will be very visible, however, because of its design and its location near a major intersection in the community, the architectural tower will act as a community landmark. This meets the intent of the City's General Plan and the WCF regulations.

The General Plan also states that facilities should be designed to be "aesthetically pleasing and respectful to the neighborhood context." The architectural tower will be designed reminiscent of the architectural style of the buildings at USD, which happens to be a landmark in Linda Vista. The tower will be highly visible to the surrounding community and as must be aesthetically pleasing. The addition of planter walls and landscape near the tower and also along the street will help to enhance views of the facility. All of the antennas and new equipment will be concealed within the tower. As a result, the design of this WCF will respect the neighborhood context.

The Linda Vista Community Plan does not address WCF as a specific land use. Based on the project's design, the facility will comply with the City of San Diego's General Plan as it relates to Wireless Facilities, and this project would not adversely affect the land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare;

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit that requires Verizon Wireless to submit an RF study to demonstrate compliance with the applicable FCC regulations prior to building permit issuance. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

3. The proposed development will comply with the regulations of the Land Development Code;

The original project was a 76-foot high monopole with a 360-square foot equipment enclosure. The monopole is 31-feet over the maximum height of 45-feet and both the monopole and equipment enclosure encroach into the side and rear yard setback. The original approval occurred under the previous Municipal Code where deviations were analyzed and approved under the auspices of the CUP. Since the time of the original approval, the Land Development Code has been adopted, the zone and development regulations have changed on this property and WCF regulations and policies have been adopted. This monopole is considered to be a second generation tower where the design technology had not quite been developed at the time, but the network was more diverse so the tower did not have to be as tall as the first generation monopoles. As an anchor in Verizon's system, this WCF plays an important role in the overall network and because it is over the height limit, the new design will serve as a landmark to the Linda Vista community. Extending the 7-foot concrete wall from the eastern property line and around to the rear will help buffer the proximity of the tower and the equipment. The tower will serve as a collocation facility for AT&T and possibly T-Mobile.

The new tower and associated component will comply with the City of San Diego Communication Antenna Regulations (Land Development Code Section 141.0405). This section of the code requires architectural integration and/or enhancements with the existing buildings or landscape on the property. Therefore, the project complies to the maximum extent possible with the applicable regulations of the Land Development Code, while continuing uninterrupted coverage and service to the Linda Vista community. Based on these considerations, this project complies with the applicable regulations of the Land Development Code.

4. The proposed development, when considered as a whole, will be beneficial to the community; and

This project will be beneficial to the community by continuing to provide service to Linda Vista and commuters passing through the community. The facility provides wireless communication services including e911 for users of cell phones and other devices. The facility will now provide these wireless services in a way that is integrated with the community. Therefore, this project will be beneficial to the community.

5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

This project replaces an existing 76-foot high monopole with a 76-foot high architectural tower. The CC-1-3 zone has a height limit of 45-feet, but the new architectural tower will maintain the 76-foot height. The location of the tower, which is set back from Genesee Avenue and Linda Vista Road, is conducive to an architectural tower that will lend itself as a community landmark. The tower designs were developed based on input from a community planning group ad hoc subcommittee. The design picks up on the surrounding architecture in the immediate area and has slight hints of similarities to architecture used at USD. Additional landscaping, planter walls and landscape will help to soften views of the tower and actual create a focal point for the community. Additionally, Verizon is providing space for AT&T to locate their antennas and equipment within the tower negating the need for a WCF at Kearny Mesa Park, which the community group had indicated at one time that they were opposed to. There is also room for the T-Mobile facility to be relocated within the tower once the CUP for their flag pole on the same property expires.

The new tower will be set back from the rear property line approximately 9-feet, where the existing monopole is located approximately 1-foot away from the rear property line. The existing equipment enclosure is 6-feet away from the property line and the existing generator is right at the rear property line. The required setback is 14-feet. A new 7-foot concrete wall is proposed along the rear property line, which will help to buffer the WCF from residential properties to the south. The generator is being relocated to the front of the equipment enclosure in a new split face block enclosure with planter walls and landscape. On the eastern side of the property, the required side yard setback is 19-feet. The existing equipment enclosure is located 10-feet away from the property line and the new generator enclosure will be aligned with the equipment enclosure. The existing 7-foot concrete fence that was installed by the developer of the new condominium complex on the east will be extended by Verizon to provide a buffer between the land uses.

Therefore, the project with deviations results in a project that will continue wireless coverage in the community and provide a community landmark with improvements that will enhance this major intersection within the community.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 590322 and Planned Development Permit No. 318510 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 590322 and 318510, a copy of which is attached hereto and made a part hereof.

Karen Lynch-Ashcraft
Development Project Manager
Development Services

Adopted on: March 4, 2010

Internal Order No. 23426162

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 23426162

CONDITIONAL USE PERMIT NO. 590322
PLANNED DEVELOPMENT PERMIT NO. 318510
VERIZON – PADRE GOLD PROJECT NO. 97765
PLANNING COMMISSION
DRAFT

This Conditional Use Permit No. 590322 and Planned Development Permit No. 318510 is granted by the Planning Commission of the City of San Diego to American Legion Post 731 Department of California, Owner, and Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0405 and Chapter 14, Article 3, Division 4. The .55-acre site is located at 7245 Linda Vista Road in the CC-1-3 zone of the Linda Vista Community Planning area. The project site is legally described as Lot 9, Block 35, Linda Vista Subdivision Unit No. 8, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 3253, filed in the Office of the Recorder of said San Diego County, June 23, 1955.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a wireless communication facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 4, 2010, on file in the Development Services Department.

The project shall include:

- a. Demolition and removal of an existing 76-foot high monopole and replacement with a 76-foot high architectural tower housing Verizon antennas, AT&T antennas and AT&T equipment. Space for T-Mobile antennas is available for future collocation within the tower. The tower will exceed the maximum height limit of 45 feet by 31 feet;
- b. Associated equipment for Verizon located in existing 360 square foot enclosure and a 158 square foot enclosure for the existing generator. Both enclosures will encroach into the required rear yard setback of 14-feet or the eastern side yard setback of 19-feet;

- c. Landscaping and associated planter walls (planting, irrigation and landscape related improvements);
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. As this property contains a WCF with an expired permit, upon approval of this CUP/PDP, immediate steps must be taken to bring this site into compliance. A timeline has been established to ensure that construction documents are submitted in a timely manner and the existing facility is removed and new facility installed no later than 10 months from CUP/PDP approval.
2. This Conditional Use Permit (CUP) and corresponding use of this site shall **expire on March 4, 2020**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for non-compliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize (insert applicant name) or their tenants to utilize this site for wireless communication purposes beyond the permit expiration date. Implicit use of this permit beyond the effective date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

12. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the

event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

15. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

16. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan.

17. Prior to issuance of any construction permits for buildings complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

18. Prior to activation of wireless facility, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

19. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

20. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. Required shrubs or trees that die 3 years or more after installation shall be replaced with 15 gallon size or 60-inch box size material, respectively. Development Services may authorize adjustment of the size and quantity of replacement material where material

replacement would occur in inaccessible areas or where the existing plant being replaced is larger than a 15 gallon shrub or 60-inch box tree.

PLANNING/DESIGN REQUIREMENTS:

21. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
22. The applicant of record is responsible for notifying the city prior to the sale or takeover of this site to any other provider.
23. "Dog house" structures are not permitted. Cables shall be routed underground and internally within the monoecalyptus.
24. This wireless communication facility shall be removed or replaced if it is determined that the facility or components of the facility are obsolete.
25. Prior to the issuance of a construction permit, the telecommunication provider shall provide certification describing evidence that the cumulative field measurements of radio frequency power densities for all antennas installed on the premises are below the federal standards.
26. All equipment, including transformers, emergency generators and air conditioners shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
27. Prior to obtaining a Construction Permit the following items must be illustrated on the construction drawings; coax cable tray, meters, telco, A/C units, generator receptacles, cable runs, bridges, dog houses and external ports. These appurtenances must be minimized visually so as to avoid the effect of changing the outward appearance of the project from what was approved on the exhibits.
28. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.
29. The stamped, approved photo simulations (part of Exhibit "A") shall be printed in color on the construction document plan set.
30. Within 90 days of CUP/PDP approval, construction documents shall be submitted to the Development Services Department for the implementation of this permit, including the removal of the existing monopole and the installation of the architectural tower and associated landscape improvements.

31. Within ten months of CUP/PDP approval, final planning and building inspection sign-off shall be obtained. Failure to comply with this timeline shall result in fines and penalties administered by the Neighborhood Code Compliance section of the Development Services Department.

32. As part of the building permit approval, the Permittee may apply for a Temporary Use Permit to allow for a temporary antenna installation while construction is in progress for the new facility. The temporary antenna installation shall not be permitted to remain in place longer than 180 days from CUP/PDP approval. The temporary antenna installation will be subject to review and approval by the Development Services Department, may require a building permit, and shall comply at all times with FCC regulations.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on March 4, 2010 by Resolution Number XXXXX.

Permit Type/PTS Approval No.: CUP No. 590322/PDP No. 318510

Date of Approval: March 4, 2010

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Karen Lynch-Ashcraft
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

**The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.**

American Legion Post 731 Department of
California
Owner

By _____
NAME
TITLE

Verizon Wireless
Owner/Permittee

By _____
NAME
TITLE

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

NOTICE OF EXEMPTION

ATTACHMENT 7

(Check one or both)

TO: RECORDER/COUNTY CLERK
P.O. BOX 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA. 92101-2422

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

PROJECT NO.: 97765

PROJECT TITLE: VERIZON PADRE GOLD

PROJECT LOCATION-SPECIFIC: 7245 Linda Vista Road, San Diego, CA (Lot 9, Block 35 of Linda Vista Subdivision Unit 8)

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit and Planned Development Permit for replacement of a previously approved, but expired wireless communication facility consisting of an existing 76 foot high monopole (where 45 feet is permitted) supporting 15 panel antennas and a microwave dish antenna with a 76 foot high Architectural Tower on the American Legion property with an adjacent 360 square-foot equipment shelter and 100 square-foot generator enclosure. The project is located at 7245 Linda Vista Road in the CC-1-3 Zone of the Linda Vista Community Plan Area.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Shelly Kilbourn
302 State Place
Escondido, CA, 92029
619-223-1357

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);
- DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
- CATEGORICAL EXEMPTION: 15302, Replacement and Reconstruction
- STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: This is a replacement to an existing cell tower. No additional impacts would occur with this replacement tower and associated equipment.

LEAD AGENCY CONTACT PERSON: Lizzi

TELEPHONE: (619) 446-5159

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
 YES NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

Jeff E. Leonard / ASSOCIATE PLANNER
SIGNATURE/TITLE

2/17/2010
DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
- SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



PADRE GOLD TOWER
7245 LINDA VISTA ROAD
SAN DIEGO, CA 92111

VICINITY MAP

THOMAS GUIDE PAGE 1248, J7

ADDRESS
 7245 LINDA VISTA ROAD
 SAN DIEGO, CA 92111

COORDINATES (NAD 83)
 LATITUDE: 32° 47' 27.64" NORTH
 LONGITUDE: 117° 09' 56.06" WEST

CONSULTANT TEAM

ARCHITECT:
 WILLIAM BOOTH & ROBERT SUAREZ
 ARCHITECTURE & PLANNING
 325 CARLSBAD VILLAGE DR. SUITE D2
 CARLSBAD, CA 92018
 (760) 434-8474
 (760) 434-8591 (FAX)

PLANNING:
 PLANCON INC.
 SHELLY KILDSURN
 302 STATE PLACE
 ESCONCADO, CA 92029
 (619) 208-4685
 (619) 222-2160 (FAX)

SURVEYOR:
 FLOYD SURVEYING, INC.
 28081 VIA REMOLINO
 MISSION VIEJO, CA 92691
 (315) 331-2612
 (315) 331-2612 (FAX)

LANDSCAPE ENGINEER:
 AOL PLANNING ASSOCIATES
 LANDSCAPE ARCHITECTURE
 2879 STATE STREET, SUITE 101, C
 CARLSBAD, CA 92008
 (760) 728-8837
 (760) 728-8324 (FAX)

PERMITS REQUIRED

• CUP & PDP (PROCESS 4)

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE.

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
 18808 SAND CANYON AVENUE
 IRVINE, CA 92718
 CONTACT: ELIZABETH KASOOL
 PHONE: (949) 286-8735

OWNER: AMERICAN LEGION POST 731
 DEPARTMENT OF CALIFORNIA
 7245 LINDA VISTA ROAD
 SAN DIEGO, CA 92111
 SITE CONTACT: JERRY CORDER
 PHONE: (619) 277-8661

DEVELOPMENT SUMMARY: RENEWAL OF EXPIRED PERMIT #950251

- PROPOSED VERIZON WIRELESS 78'-0" HIGH CO-LOCATABLE TELECOMMUNICATIONS TOWER, REMOVE EXISTING MONOPOLE & RELOCATE ANTENNAS INTO TOWER BEHIND R.F. SCREENS
- PROPOSED AT&T MOBILITY EQUIPMENT ROOM LOCATED ON GROUND FLOOR OF NEW TOWER. ANTENNAS WILL BE LOCATED IN TOWER BEHIND R.F. SCREENS
- EXISTING VERIZON WIRELESS 30'-0" x 12'-0" PREFABRICATED TELECOMMUNICATION EQUIPMENT SHELTER INSIDE AN EXISTING ENCLOSURE (UNCHANGED)
- PROPOSED 11'-4" x 14'-0" SPLIT-FACE CONCRETE BLOCK ENCLOSURE WITH WOOD TRELLIS FOR RELOCATION OF EXISTING GENERATOR
- REMOVE EXISTING 6'-0" HIGH CHAINLINK FENCE & INSTALL NEW CONCRETE FENCE TO MATCH EXISTING ADJACENT FENCE
- RE-ROUTE NEW COAX CABLE INTO NEW TOWER
- LANDSCAPE & IRRIGATION IS PLANNED FOR THIS SITE

LEGAL DESCRIPTION:
 LOT 9, BLOCK 55, LINDA VISTA SUBDIVISION UNIT NO. 8, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3293, FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY, JUNE 23, 1955

PROJECT ADDRESS: 7245 LINDA VISTA ROAD
 SAN DIEGO, CA 92111

ASSESSORS PARCEL NUMBER: 432-030-24

EXISTING ZONING: CC-1-3

PROCESS: PDP (PROCESS 4)

TOTAL SITE AREA: 23,958 SQ. FT.
 = .55 ACRES

VERIZON PROJECT AREA:
 PROPOSED TOWER EQUIPMENT ROOM 225 SQ. FT.
 PROPOSED GENERATOR ENCLOSURE 150 SQ. FT.
 EXISTING VERIZON SHELTER 360 SQ. FT.
 TOTAL 744 SQ. FT.

TOWER OCCUPANCY: U

EXISTING SHELTER OCCUPANCY: P - TELECOM SHELTER

TYPE OF CONSTRUCTION PROPOSED: 9-B SHEETPIERCER

NOTE: THERE ARE TWO EXISTING TELECOMMUNICATION FACILITIES (VERIZON & T-MOBILE) ON THIS SITE

SHEET SCHEDULE

T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN WITH STORMWATER NOTES
A-1	ENLARGED SITE PLAN
A-2	AT&T EQUIPMENT FLOOR & TRELLIS PLANS
A-3	ANTENNA PLANS
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS
L-1	LANDSCAPE DEVELOPMENT PLAN
L-2	LANDSCAPE DEVELOPMENT PLAN
C-1	SITE SURVEY
C-2	ENLARGED SITE SURVEY

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
 CALIFORNIA STATE BUILDING CODE, TITLE 24, 2007 EDITION
 CALIFORNIA PLUMBING CODE, 2007 EDITION
 CALIFORNIA MECHANICAL CODE, 2007 EDITION
 CALIFORNIA ELECTRICAL CODE, 2007 EDITION
 CALIFORNIA ENERGY CODE, 2007 EDITION, WHICH ADOPT THE 1997 UBC, 2000 UMC, 2000 UPC, 2002 MEC AND 2004 CEC
 IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

Booth & Suarez
 ARCHITECTURE & PLANNING
 15151 JEFFERSON AVE. CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR

 P.O. BOX 19707
 IRVINE, CA 92623-9707
 (949) 222-7000

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME
PADRE GOLD TOWER
PROJECT NUMBER
97765
 7245 LINDA VISTA ROAD
 SAN DIEGO, CA 92111
 SAN DIEGO COUNTY

DRAWING DATES

02/24/04	2D REVIEW (AO)
03/01/06	PLANNING SUBMITTAL (AO)
04/07/06	REVISED 2D (rel)
04/20/06	DESIGN REVIEW (rel)
05/29/06	PLANNING SUBMITTAL (TOWER)
09/14/06	REVISED 2D (rel)
09/23/06	PLANNING COMMENTS (rel)
11/13/06	LANDSCAPE REVISION

SHEET TITLE
TITLE SHEET & PROJECT DATA

PROJECTS\verizon\06093rd\060251.dwg

T-1



PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME

PADRE GOLD TOWER

PROJECT NUMBER

97765

7245 LINDA VISTA ROAD
SAN DIEGO, CA 92111
SAN DIEGO COUNTY

DRAWING DATES

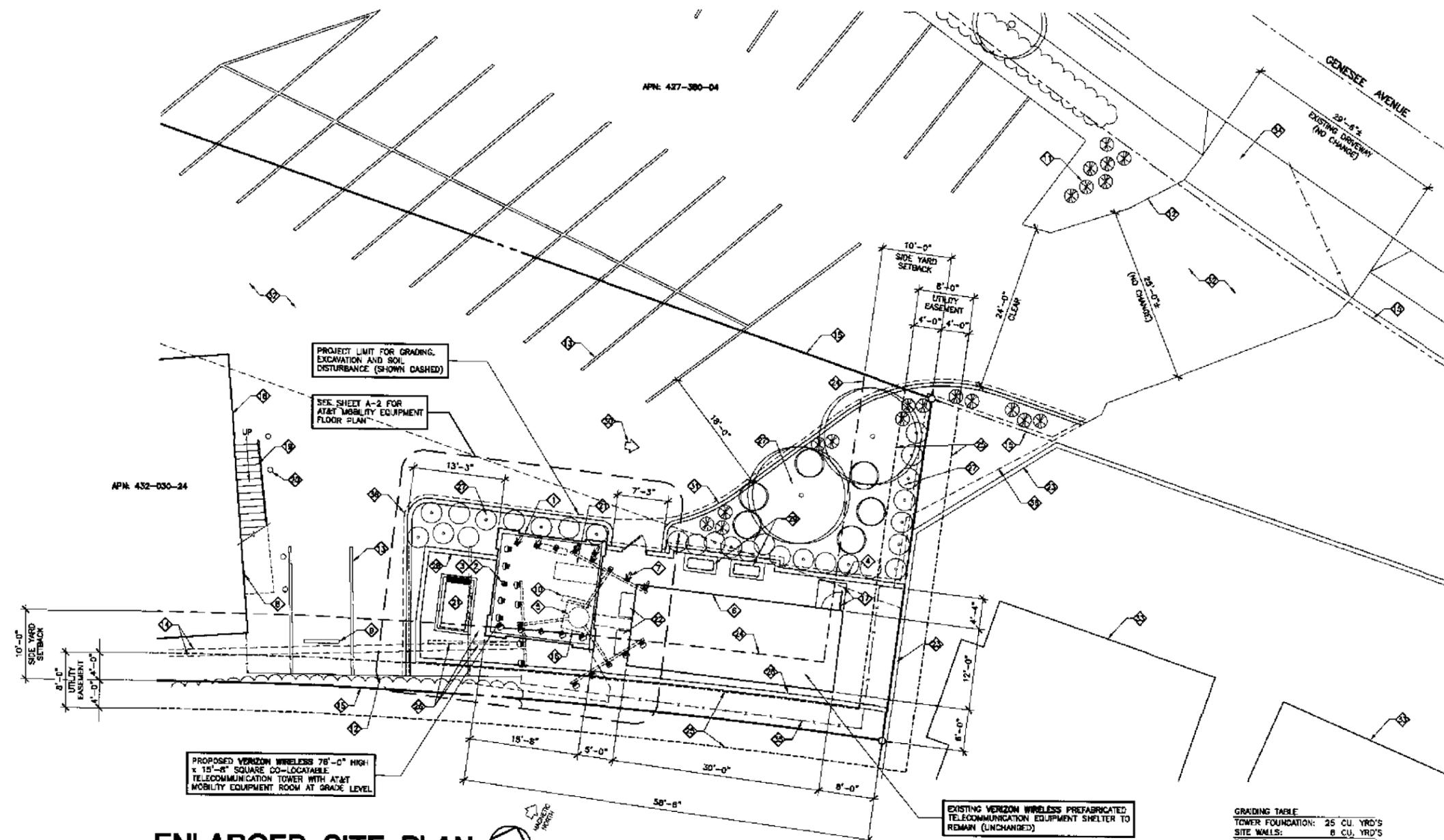
02/24/06	2D REVIEW (AD)
03/01/06	PLANNING SUBMITTAL (AD)
04/07/06	REVISED 2D (ol)
06/28/06	PLANNING SUBMITTAL (TOWER)
09/14/06	REVISED 2D (ml)
09/25/06	PLANNING COMMENTS (co)
11/13/06	LANDSCAPE REVISION
12/11/06	LANDSCAPE REVISION 2 (job)
12/14/06	LANDSCAPE REVISION 3 (co)
01/11/07	REVISED 2D (b)

SHEET TITLE

ENLARGED SITE PLAN

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A-1



ENLARGED SITE PLAN

KEYED NOTES:

- 1. PROPOSED VERIZON WIRELESS 76'-0" HIGH x 15'-8" SQUARE CO-LOCATABLE TELECOMMUNICATIONS TOWER
- 2. RELOCATE VERIZON WIRELESS ANTENNAS INSIDE UPPER TOWER BEHIND R.F. TRANSPARENT SCREEN
- 3. PROPOSED AT&T MOBILITY ANTENNAS INSIDE UPPER TOWER BEHIND R.F. TRANSPARENT SCREEN (BELOW VERIZON ANTENNAS)
- 4. REMOVE EXISTING 6'-0" HIGH CHAINLINK FENCE & INSTALL NEW 7'-0" HIGH "WOODCRETE" CONCRETE FENCE TO MATCH EXISTING ADJACENT FENCE. (SHOWN DASHED)
- 5. REMOVE EXISTING 76'-0" HIGH MONOPOLE (SHOWN SHADED)
- 6. EXISTING VERIZON WIRELESS PREFABRICATED TELECOMMUNICATIONS BUILDING TO REMAIN
- 7. REMOVE VERIZON WIRELESS ANTENNAS FROM EXISTING MONOPOLE AND MOVE TO PROPOSED TOWER (SEE NOTE 1 ABOVE)
- 8. EXISTING HANDICAP SIGNAGE ON EXISTING DOOR TO REMAIN, AT FIRST FLOOR
- 9. EXISTING CONCRETE WHEEL STOP TO REMAIN
- 10. REMOVE VERIZON WIRELESS MICROWAVE ANTENNA FROM EXISTING MONOPOLE AND MOVE TO PROPOSED TOWER
- 11. PROPOSED LANDSCAPING SEE SHEET L-2
- 12. EDGE OF EXISTING PAVING
- 13. EXISTING PAINTED PARKING STRIPES
- 14. EXISTING UTILITY TRENCH
- 15. PROPERTY LINE (TYPICAL)
- 16. REMOVE EXISTING MONOPOLE CONCRETE FOOTING AND APRON TO BELOW GRADE (SHOWN DASHED)
- 17. EXISTING DOOR & CONCRETE LANDING
- 18. EXISTING TWO STORY BUILDING
- 19. EXISTING STAIRS AND RAILING
- 20. EXISTING BOLLARDS
- 21. RELOCATE EXISTING GENERATOR INTO NEW CONCRETE FENCE ENCLOSURE
- 22. EXISTING WALL MOUNTED MECHANICAL UNITS
- 23. EXISTING "WOODCRETE" CONCRETE FENCE APPROXIMATELY 7'-0" HIGH
- 24. EXISTING 10'-0" SETBACK
- 25. EXISTING 8'-0" UTILITY EASEMENT
- 26. EXISTING PAVING & WHEEL STOPS TO BE REMOVED
- 27. PROPOSED LANDSCAPE AREA. SEE SHEET L-1 FOR LANDSCAPE DEVELOPMENT PLAN
- 28. PROPOSED 7'-0" HIGH "WOODCRETE" CONCRETE FENCE TO MATCH EXISTING
- 29. PROPOSED AT&T MOBILITY CONDENSING UNITS ON 2'-0" x 4'-0" CONCRETE PADS (TYPICAL OF 2)
- 30. PROVIDE "ONE WAY" DRIVEWAY ARROW
- 31. PROPOSED CONCRETE CURB
- 32. EXISTING ASPHALT PAVING TO REMAIN
- 33. EXISTING ADJACENT APARTMENT BUILDINGS
- 34. EXISTING DRIVEWAY
- 35. EXISTING 6'-0" HIGH CHAINLINK FENCE TO BE REMOVED
- 36. REMOVE EXISTING PAVING FOR NEW LANDSCAPE AREA

GRADING TABLE

TOWER FOUNDATION:	25 CU. YRD'S
SITE WALLS:	8 CU. YRD'S
TOTAL EXPORT:	33 CU. YRD'S
TOTAL IMPORT:	NONE

- GRADING NOTES**
- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S WATER STANDARD
 - PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS



PREPARED FOR
verizon wireless

P.O. BOX 18707
 IRVINE, CA 92623-9707
 (949) 222-7000

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

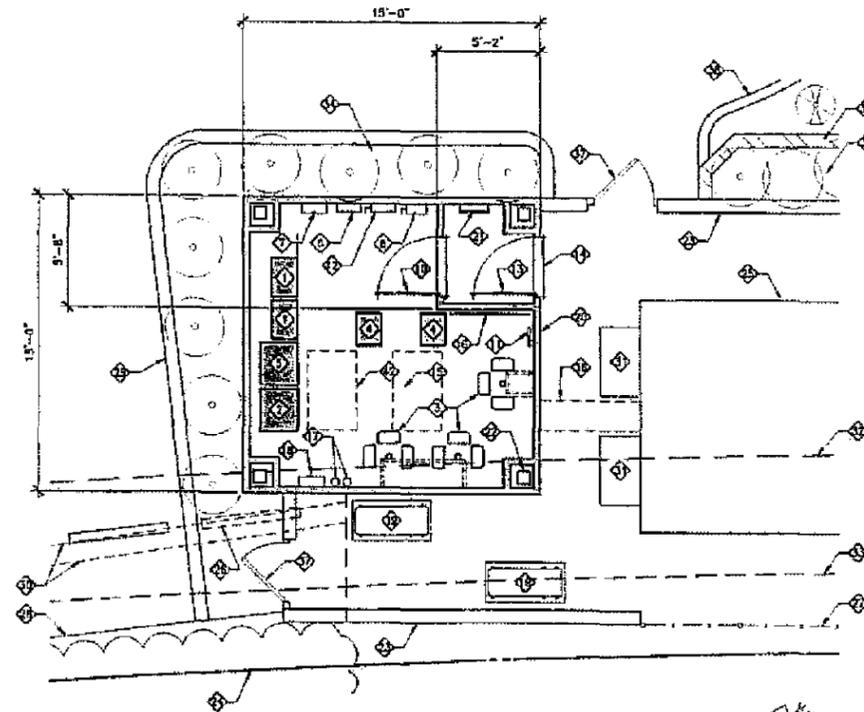
PROJECT NAME
PADRE GOLD TOWER
 PROJECT NUMBER
97765
 7245 LINDA VISTA ROAD
 SAN DIEGO, CA 92111
 SAN DIEGO COUNTY

DRAWING DATES

08/28/09	PLANNING SUBMITAL (TOWER)
09/14/09	REVISED 2D (REV)
09/23/09	PLANNING COMMENTS (REV)
11/13/09	LANDSCAPE REVISION

SHEET TITLE
AT&T EQUIPMENT FLOOR & TRELLIS PLANS

PROJECTS\verizon\060232\060232A2.dwg

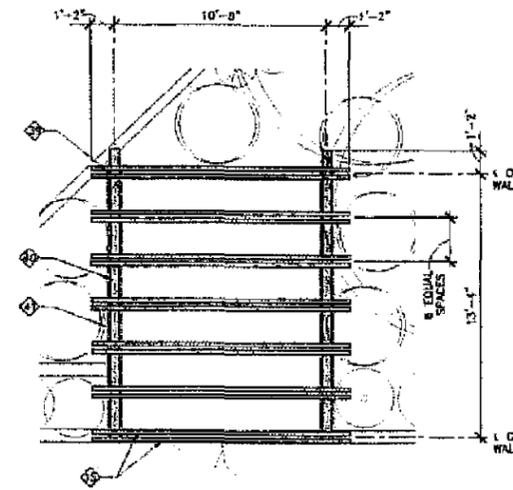


AT&T EQUIPMENT FLOOR PLAN
 SCALE: 1/4"=1'-0" N

KEY NOTES:

- 1. PROPOSED AT&T MOBILITY RF EQUIPMENT RACK. 23 1/2" WIDE x 15 3/4" DEEP x 72" HIGH (TYPICAL OF 2) WEIGHT 510 LBS. EACH, INSTALLED BY CONTRACTOR
- 2. PROPOSED AT&T MOBILITY +24V RECTIFIER AND BATTERY RACK WITH +24V TO -48V CONVERTER. (MAXIMUM 12 BATTERIES) 28" WIDE x 21" DEEP x 64" HIGH WEIGHT: 1906 LBS.
- 3. PROPOSED AT&T MOBILITY (6) RRU'S MOUNTED TO A GALVANIZED STEEL MAST (TYPICAL OF 3), INSTALLED BY CONTRACTOR
- 4. PROPOSED AT&T MOBILITY BASK RACK. 20-3/8" WIDE x 15" DEEP (TYPICAL OF 2) WEIGHT 510 LBS. CHATSWORTH PART NUMBER 85053-703 PROVIDED & INSTALLED BY CONTRACTOR
- 5. PROPOSED AT&T MOBILITY +24V EXPANSION BATTERY RACK. (MAXIMUM 12 BATTERIES) 24" WIDE x 23 1/2" DEEP x 39" HIGH WEIGHT: 1563 LBS.
- 6. PROPOSED WALL MOUNTED 200 AMP ELECTRICAL PANEL, '815'
- 7. FUTURE WALL MOUNTED ENVIRONMENTAL CONTROL PANEL
- 8. FUSED DISCONNECT SWITCH
- 9. PROPOSED FAN COIL UNITS WITH OUTDOOR CONDENSOR UNITS
- 10. 3'-0" x 7'-0" STEEL DOOR AND FRAME. INSTALL AT&T MOBILITY SIGNAGE.
- 11. GENERAL CONTRACTOR SHALL PROVIDE A BRIDG, DUSTPAN AND WALL HOOKS
- 12. PROPOSED WALL MOUNTED MANUAL TRANSFER SWITCH
- 13. 5'-0" x 7'-0" STEEL DOOR AND FRAME. INSTALL TELECOMMUNICATION SIGNAGE
- 14. ALUMINUM THRESHOLD
- 15. PROPOSED (SCURBLE) 3" x 6" WOOD TRELLIS. RAFTER AT 26" O.C. ABOVE PROPOSED CONCRETE BLOCK ENCLOSURE
- 16. PROPOSED 48" x 84" x 3/4" WALL MOUNTED PLYWOOD TELCO BOARD
- 17. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "ABC" FIRE EXTINGUISHER (1) ECO OR DRY CHEMICAL FIRE EXTINGUISHER FOR BATTERIES
- 18. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL "ORANGER" MODELS 3MS82 AND 3T01 WALL MOUNTED FIRST AID KIT WITH BLOOD BORME PATTERNS KIT AND PLASTIC SAFETY BIN WITH EMERGENCY EYEWASH STATION
- 19. PROPOSED AT&T MOBILITY CONDENSING UNITS ON 2'-0" x 4'-0" CONCRETE PAUS (TYPICAL OF 2)
- 20. PROPOSED VERIZON WIRELESS 78'-0" HIGH x 16'-0" SQUARE CO-LOCATABLE TELECOMMUNICATIONS TOWER
- 21. PROPOSED ACCESS LADDER TO ANTENNAS ABOVE
- 22. PROPOSED STEEL TUBE COLUMNS & FRAMED WALL
- 23. REMOVE EXISTING 0'-0" HIGH CHAINLINK FENCE & INSTALL NEW CONCRETE FENCE TO MATCH EXISTING ADJACENT FENCE

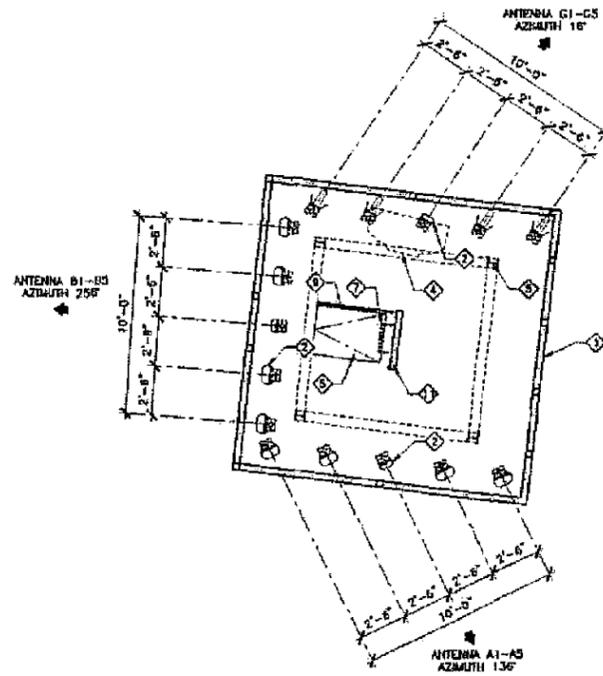
- 24. PROPERTY LINE
- 25. EXISTING VERIZON WIRELESS PREFABRICATED TELECOMMUNICATIONS BUILDING TO REMAIN
- 26. REMOVE EXISTING CONCRETE WHEEL STOP
- 27. EXISTING 6'-0" HIGH CHAINLINK FENCE TO REMAIN
- 28. EDGE OF EXISTING PAVING
- 29. EXISTING PAINTED PARKING STRIPE
- 30. EXISTING UTILITY TRENCH
- 31. EXISTING WALL MOUNTED MECHANICAL UNITS TO REMAIN
- 32. EXISTING 10'-0" SETBACK
- 33. EDGE OF EXISTING UTILITY EASEMENT
- 34. PROPOSED LANDSCAPE AREA. SEE SHEET L-1 FOR LANDSCAPE DEVELOPMENT PLAN
- 35. PROPOSED 16" HIGH SPLIT-FACE BLOCK PLANNER WALL
- 36. RELOCATE EXISTING OVERHEAD CABLE BRIDGE
- 37. PROPOSED 3'-0" WIDE SOLID GATE
- 38. PROPOSED CONCRETE CURB
- 39. PROPOSED (RELUUS) HEAVY DUTY BEAM BRACKET. (TYPICAL OF 6)
- 40. PROPOSED 6" x 8" WOOD TRELLIS BEAM
- 41. PROPOSED 8'-0" HIGH SPLIT-FACE CONCRETE BLOCK WALL
- 42. PROPOSED AIR HANDLERS HUNG FROM CEILING ABOVE



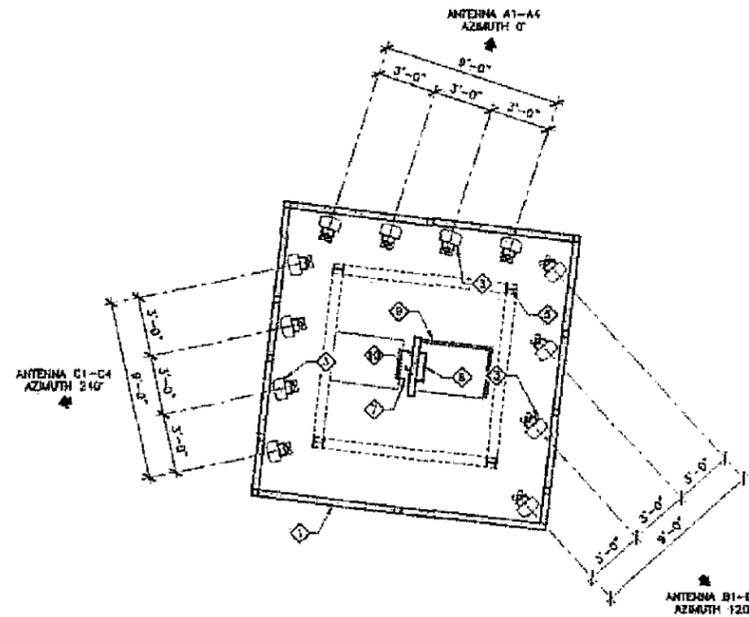
TRELLIS PLAN
 SCALE: 1/4"=1'-0" N

"VERIZON WIRELESS" ANTENNA AND COAXIAL CABLE SCHEDULE										
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKEW ANGLE	SIGNAL NUMBER	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (ft - in)	JUMPER LENGTH (ft - in)	COAX SIZE
ALPHA1	SOUTHEAST	135°	RRS-18-020PL2	0°	N/A		8	80'-0"	6'-0"	7/8"
ALPHA2			RRS-18-020PL2							
ALPHA3			RRS-18-020PL2							
ALPHA4			RRS-18-020PL2							
ALPHA5			RRS-18-020PL2							
BETA1	WEST	258°	RRS-18-020PL2	0°	N/A		8	80'-0"	6'-0"	7/8"
BETA2			RRS-18-020PL2							
BETA3			RRS-18-020PL2							
BETA4			RRS-18-020PL2							
BETA5			RRS-18-020PL2							
GAMMA1	NORTH-EAST	15°	RRS-18-020PL2	0°	N/A		8	80'-0"	6'-0"	7/8"
GAMMA2			RRS-18-020PL2							
GAMMA3			RRS-18-020PL2							

"AT&T MOBILITY" ANTENNA AND COAXIAL CABLE SCHEDULE										
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKEW ANGLE	SIZE & WEIGHT	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (ft - in)	JUMPER LENGTH (ft - in)	COAX SIZE
A1	NORTH	0°	POWERWAVE 7752.00	0°	N/A	78" x 11" x 5" WEIGHT: 58.4 LBS.	6	65'-0"	6'-0"	7/8"
A2			POWERWAVE 7752.00							
A3			POWERWAVE 7752.00							
A4			POWERWAVE 7752.00							
B1			POWERWAVE 7752.00							
B2	SOUTHEAST	120°	POWERWAVE 7752.00	0°	N/A	78" x 11" x 5" WEIGHT: 58.4 LBS.	6	65'-0"	6'-0"	7/8"
B3			POWERWAVE 7752.00							
B4			POWERWAVE 7752.00							
C1			POWERWAVE 7752.00							
C2			POWERWAVE 7752.00							
C3	SOUTHWEST	240°	POWERWAVE 7752.00	0°	N/A	78" x 11" x 5" WEIGHT: 58.4 LBS.	6	65'-0"	6'-0"	7/8"
C4			POWERWAVE 7752.00							



"VERIZON WIRELESS" UPPER ANTENNA PLAN
SCALE: 1/4"=1'-0"



"AT&T MOBILITY" LOWER ANTENNA PLAN
SCALE: 1/4"=1'-0"

KEYED NOTES:

- ① PROPOSED VERIZON WIRELESS 76'-0" HIGH x 15'-0" SQUARE TOWER
- ② RELOCATE VERIZON WIRELESS ANTENNAS INSIDE NEW TOWER BEHIND R.F. TRANSPARENT SCREEN
- ③ PROPOSED AT&T MOBILITY ANTENNAS INSIDE NEW TOWER BEHIND R.F. TRANSPARENT SCREEN
- ④ REMOVE VERIZON WIRELESS MICROWAVE ANTENNA FROM EXISTING MICROPOLE AND MOVE TO PROPOSED TOWER
- ⑤ PROPOSED STEEL COLUMNS
- ⑥ PROPOSED ACCESS HATCH
- ⑦ ACCESS LADDER TO UPPER ANTENNA LEVEL
- ⑧ ACCESS LADDER TO GROUND FLOOR BELOW
- ⑨ PROPOSED SAFETY GUARD RAIL
- ⑩ FULL HEIGHT WALL (SHOWN SHADED)
- ⑪ 45" HIGH WALL (SHOWN SHADED)

BOOTH & SUAREZ
ARCHITECTURE PLANNING

12300 W. BROADWAY, SUITE 1000, IRVINE, CA 92618
TEL: 949.440.1400 FAX: 949.440.1401



PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7080

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME

PADRE GOLD TOWER

PROJECT NUMBER

97765

7245 LINDA VISTA ROAD
SAN DIEGO, CA 92111
SAN DIEGO COUNTY

DRAWING DATES

02/24/06	2D REVIEW (AD)
03/01/06	PLANNING SUBMITTAL (AC)
04/07/06	REVISED 2D (cl)
06/28/06	PLANNING SUBMITTAL (TOWER)
09/14/09	REVISED 2D (rel)
09/23/09	PLANNING COMMENTS (ac)
11/15/09	LANDSCAPE REVISION

SHEET TITLE

ANTENNA PLANS

PROJECTS\verizon\060232\060232_A5.dwg

Booth & Suarez
 ARCHITECTURE & PLANNING
 15000 W. 130TH AVENUE, SUITE 200, WESTLAND, MI 48090
 U.S. 954-488-1400, CALIFORNIA 95134 (415) 414-4474

PREPARED FOR

 P.O. BOX 19707
 IRVINE, CA 92623-9707
 (949) 222-7000

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

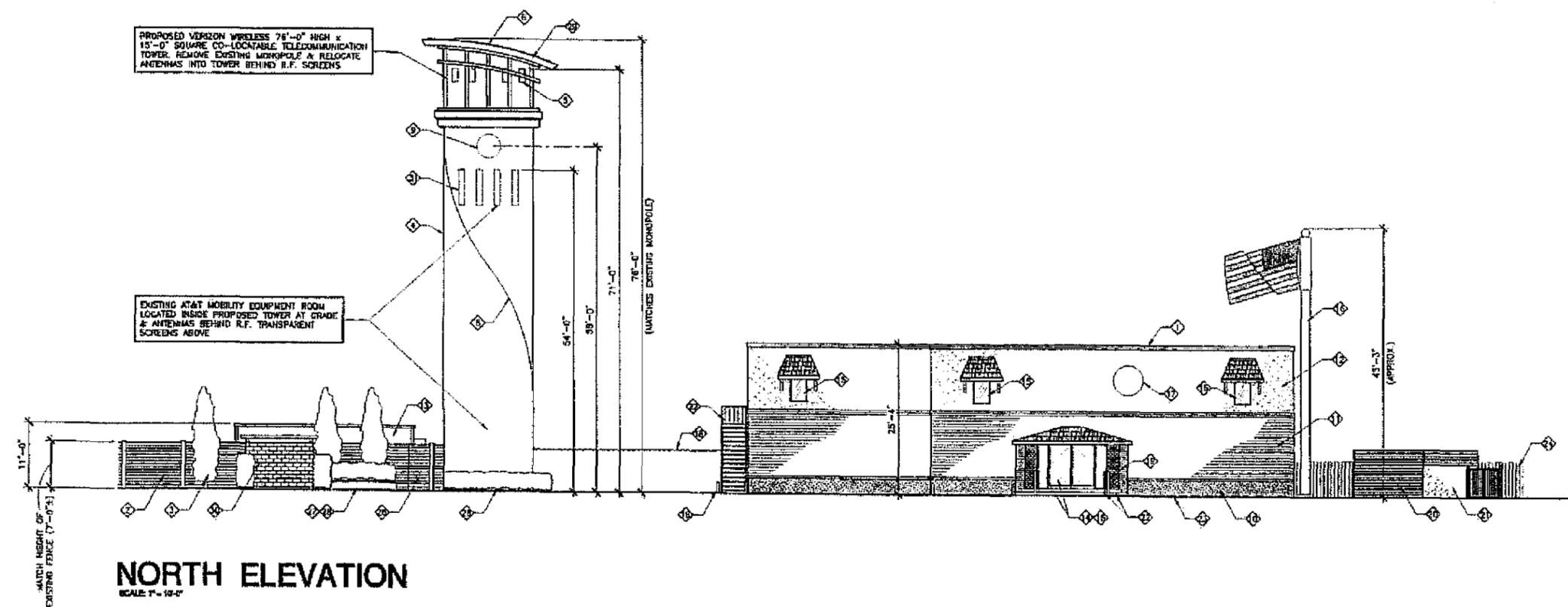
PROJECT NAME
PADRE GOLD TOWER
 PROJECT NUMBER
97765
 7245 LINDA VISTA ROAD
 SAN DIEGO, CA 92111
 SAN DIEGO COUNTY

DRAWING DATES

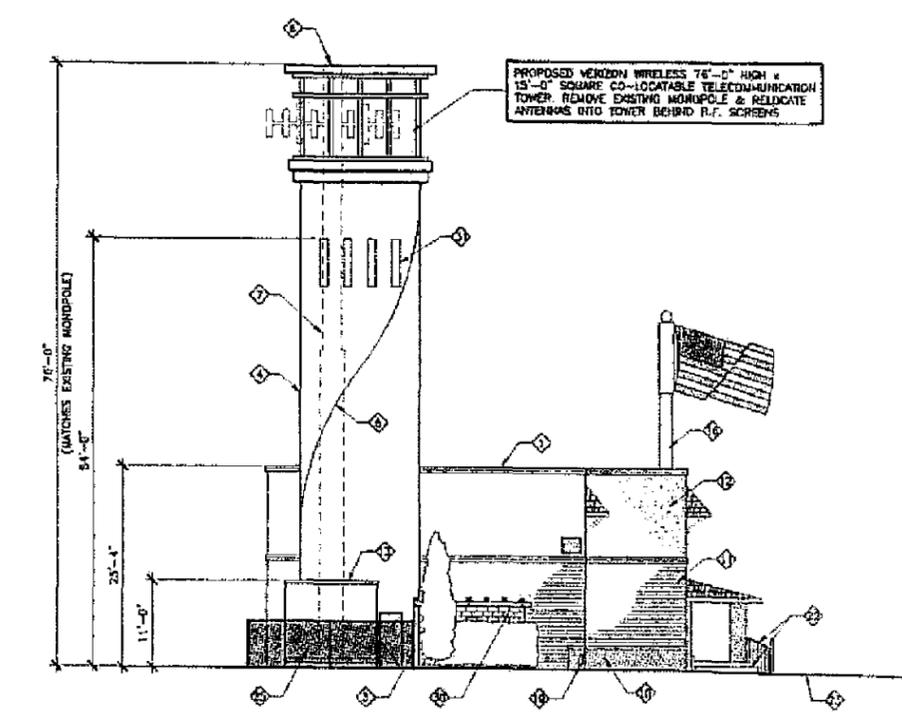
DATE	REVISION
02/24/06	2D REVIEW (AD)
03/01/06	PLANNING SUBMITTAL (AO)
04/07/06	REVISED 2D (CF)
06/29/06	PLANNING SUBMITTAL (TOWER)
09/14/06	REVISED 2D (TR)
09/23/06	PLANNING COMMENTS (CO)
11/13/06	LANDSCAPE REVISION

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECTS\verizon\060232\060232A4.dwg

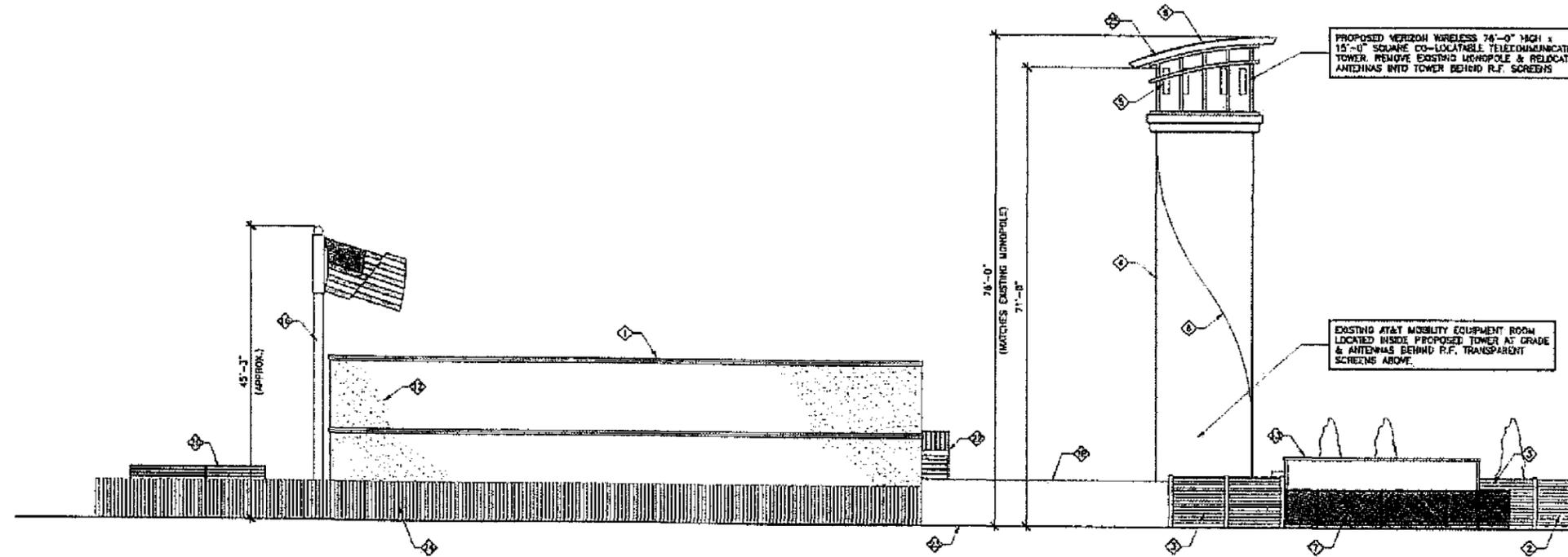


NORTH ELEVATION
 SCALE: 1" = 10'-0"

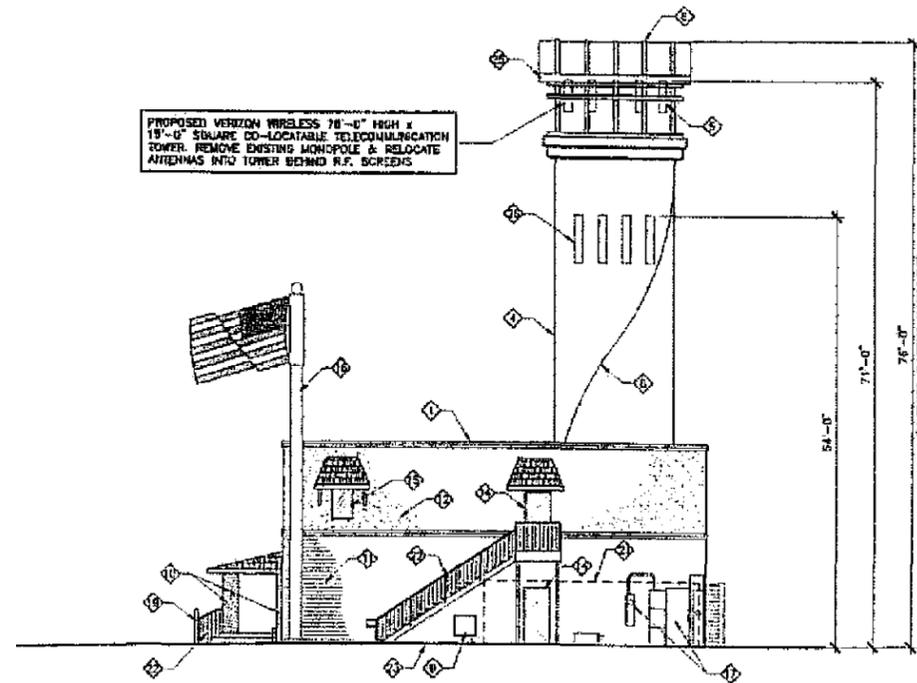


EAST ELEVATION
 SCALE: 1" = 10'-0"

- KEYED NOTES**
- 1 TOP OF EXISTING BUILDING
 - 2 EXISTING CONCRETE FENCE
 - 3 REMOVE EXISTING 6'-0" HIGH CHAINLINK FENCE & INSTALL NEW CONCRETE FENCE TO MATCH EXISTING ADJACENT FENCE
 - 4 PROPOSED VERIZON WIRELESS 76'-0" HIGH x 15'-0" SQUARE CO-LOCATABLE TELECOMMUNICATIONS TOWER
 - 5 RELOCATE VERIZON WIRELESS ANTENNAS INSIDE NEW TOWER BEHIND R.F. TRANSPARENT
 - 6 PROPOSED STANDING SEAM METAL ROOF
 - 7 REMOVE EXISTING 76'-0" HIGH MONOPOLE & RELOCATE ANTENNAS (SHOWN DASHED)
 - 8 PROPOSED COLOR LINE
 - 9 RELOCATE EXISTING MICRODOME ANTENNA
 - 10 EXISTING BRICK VENEER
 - 11 EXISTING WOOD SIDING
 - 12 EXISTING STUCCO FINISHED WALL
 - 13 EXISTING VERIZON WIRELESS PREFABRICATED TELECOMMUNICATION EQUIPMENT SHELTER TO REMAIN (UNCHANGED)
 - 14 EXISTING DOOR
 - 15 EXISTING WINDOWS
 - 16 EXISTING FLAG POLE WITH T-MOBILE ANTENNAS IN CYLINDER RADIOME TO REMAIN
 - 17 EXISTING BUILDING SIGNAGE TO REMAIN
 - 18 EXISTING LANDSCAPE HEDGE TO REMAIN
 - 19 EXISTING CONCRETE BOLLARD
 - 20 EXISTING T-MOBILE EQUIPMENT ENCLOSURE
 - 21 EXISTING TRASH ENCLOSURE
 - 22 EXISTING STAIRS, LANDING AND GUARDRAIL
 - 23 EXISTING GRADE
 - 24 EXISTING WOOD FENCE TO REMAIN
 - 25 EXISTING 6'-0" HIGH CHAINLINK FENCE TO REMAIN
 - 26 PROPOSED 3'-6" WIDE SOLID GATE
 - 27 PROPOSED 18" HIGH SPLIT-FACE BLOCK PLATTER WALL
 - 28 PROPOSED 2'-0" WIDE LANDSCAPE AREA ADJACENT TO WALL. SEE SHEET L-1 FOR LANDSCAPE DEVELOPMENT PLAN
 - 29 PROPOSED WOOD FASCIA & TRIM
 - 30 PROPOSED SPLIT-FACE CONCRETE BLOCK GENERATOR ENCLOSURE WITH WOOD TRELLIS ABOVE
 - 31 PROPOSED AT&T MOBILITY ANTENNAS INSIDE NEW TOWER BEHIND R.F. TRANSPARENT SCREEN



SOUTH ELEVATION
SCALE 1" = 10'-0"



WEST ELEVATION
SCALE 1" = 10'-0"

KEYED NOTES

- 1 TOP OF EXISTING BUILDING
- 2 EXISTING CONCRETE FENCE
- 3 REMOVE EXISTING 6'-0" HIGH CHAINLINK FENCE & INSTALL NEW CONCRETE FENCE TO MATCH EXISTING ADJACENT FENCE
- 4 PROPOSED VERIZON WIRELESS 76'-0" HIGH x 15'-0" SQUARE CO-LOCATABLE TELECOMMUNICATIONS TOWER
- 5 RELOCATE VERIZON WIRELESS ANTENNAS INSIDE NEW TOWER BEHIND R.F. TRANSPARENT
- 6 PROPOSED STANDING SEAM METAL ROOF
- 7 EXISTING 6'-0" HIGH CHAINLINK FENCE TO REMAIN
- 8 PROPOSED COLOR LINE
- 9 EXISTING TELCO BOX (TELCO SERVICE CONNECTION)
- 10 EXISTING BRICK VENEER
- 11 EXISTING WOOD SIDING
- 12 EXISTING STUCCO FINISHED WALL
- 13 EXISTING VERIZON WIRELESS PREFABRICATED TELECOMMUNICATION EQUIPMENT SHELTER TO REMAIN (UNCHANGED)
- 14 EXISTING DOOR
- 15 EXISTING WINDOWS
- 16 EXISTING FLAG POLE WITH T-MOBILE ANTENNAS IN CYLINDER RADOME TO REMAIN
- 17 EXISTING ELECTRICAL CABINETS AND METERS TO REMAIN
- 18 EXISTING LANDSCAPE HEDGE TO REMAIN
- 19 EXISTING CONCRETE BOLLARD
- 20 EXISTING T-MOBILE EQUIPMENT ENCLOSURE
- 21 EXISTING T-MOBILE EQUIPMENT ENCLOSURE (SHOWN DASHED FOR CLARITY)
- 22 EXISTING STAIRS, LANDING AND GUARDRAIL
- 23 EXISTING GRADE
- 24 EXISTING WOOD FENCE TO REMAIN
- 25 PROPOSED WOOD FASCIA & TRIM
- 26 PROPOSED AT&T MOBILITY ANTENNAS INSIDE NEW TOWER BEHIND R.F. TRANSPARENT SCREEN

Booth & Suarez
ARCHITECTURE & PLANNING
1000 N. GARDEN STREET, SUITE 100, SAN DIEGO, CA 92103
(619) 434-1474

PREPARED FOR
verizon wireless
P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME
PADRE GOLD TOWER
PROJECT NUMBER
97765
7245 LINDA VISTA ROAD
SAN DIEGO, CA 92111
SAN DIEGO COUNTY

DRAWING DATES

DATE	DESCRIPTION
03/24/06	2D REVIEW (AD)
05/01/06	PLANNING SUBMITTAL (AD)
04/07/06	REVISED 2D (C)
06/29/06	PLANNING SUBMITTAL (TOWER)
09/14/06	REVISED 2D (rel)
09/23/06	PLANNING COMMENTS (rel)
11/15/06	LANDSCAPE REVISION

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECTS\verizon\06023\06023r1a5.dwg



PREPARED FOR
verizon wireless
 P.O. BOX 19707
 IRVINE, CA 92623-9707
 (949) 222-7000

APPROVALS

R.T.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME
PADRE GOLD TOWER
 PROJECT NUMBER
97765
 7245 LINDA VISTA ROAD
 SAN DIEGO, CA 92111
 SAN DIEGO COUNTY

DRAWING DATES

05/01/06	PLANNING SUBMITTAL (AO)
04/07/06	REVISED 2D (c1)
06/29/06	PLANNING SUBMITTAL (TOWER)
08/14/06	REVISED 2D (rev)
08/28/06	PLANNING COMMENTS (ca)
11/13/06	LANDSCAPE REVISION

SHEET TITLE
LANDSCAPE DEVELOPMENT PLAN

PROJECTS\verizon\06023cd\06023cd.dwg

L-1

PLANTING NOTES

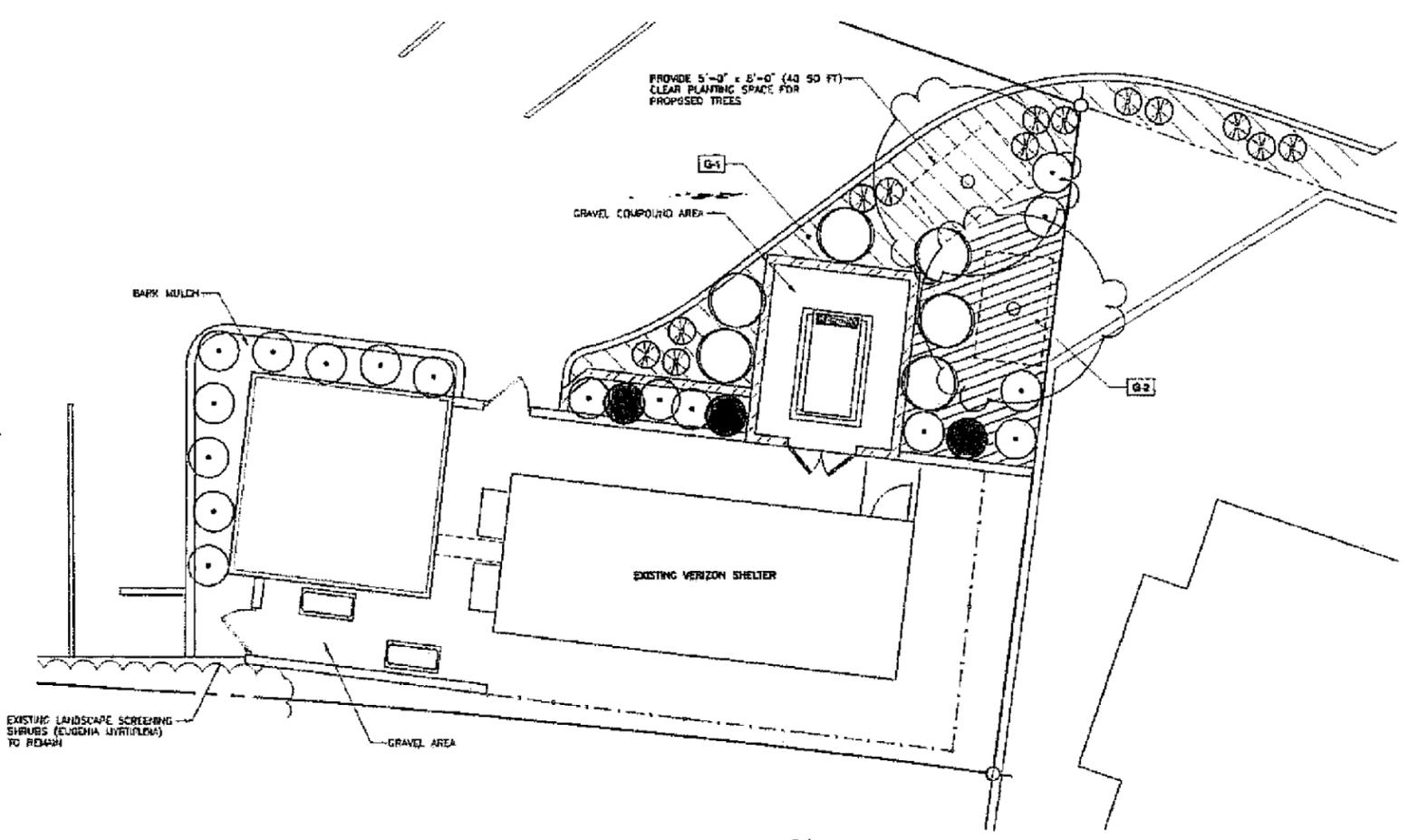
1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED.
2. TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRAINAGE FLOW LINE, SEWER LINE, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
3. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVED SURFACES, WHERE A PAVED SURFACE IS LOCATED WITHIN 5' OF A TREE TRUNK. ROOT BARRIERS SHALL EXTEND FOUR FEET IN EACH DIRECTION FROM THE CENTER LINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 8 FEET. INSTALLING ROOT BARRIERS AROUND THE ROOT BALL IS UNACCEPTABLE.
4. TREES WILL BE LOCATED A MINIMUM DISTANCE OF 2 FEET FROM ANY PAVED SURFACE, CURB, WALL, OR CONCRETE NEW STRIP.
5. ALL PLANTING AREAS, SHALL RECEIVE A 3" LAYER OF MULCH.
6. PLANTING INSTALLATION CRITERIA:
 ALL PROPOSED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL DEVELOPED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 10 FEET.
7. PLANTING MAINTENANCE CRITERIA:
 ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LAND DEVELOPMENTS MANUAL LANDSCAPE STANDARDS.
8. MINIMUM TREE SEPARATION DISTANCE
 APPROXIMATE/MINIMUM DISTANCE TO STREET TREE:
 TRAFFIC SIGNALS (STOP SIGNS) - 20 FEET
 UNDERGROUND UTILITY LINES - 5 FEET
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
 ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 DRIVEWAY (ENTRIES) - 10 FEET
9. IRRIGATION: AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
10. VERIZON WIRELESS IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA. CONTACT:
 P.O. BOX 19707
 IRVINE, CALIFORNIA 92623-9707
 (949) 222-7000

WATER CONSERVATION NOTES

1. ALL LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION AND MAINTENANCE, SHALL CONFORM TO LANDSCAPE REGULATIONS AND ALL OTHER CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER APPLICABLE CITY AND REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
2. PLANT MATERIAL SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
3. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA.
4. ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEMS USING LOW PRECIPITATION FIXED AND POP UP SPRAY HEADS.
5. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
6. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
7. ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE PART OF THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM FOR THE SITE.
8. SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVER-SPRAY, FOULING, OR RUN-OFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS.
9. BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PUMPING, RUN-OFF, OVER-SPRAY AND WASTING.
10. IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING ON SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS.

PROPOSED PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM & FUNCTION	PLANTING SIZE	MATURE HEIGHT & SPREAD	QUANTITY
	PODOCARPUS NERIODES	LONG LEAF YELLOW WOOD	ACCENT TREE	24" BOX	30'-40' HEIGHT 25'-30' SPREAD	2
	KOELERIA PANICULATA	CHINESE FLAME TREE	ACCENT TREE	36" BOX	20'-40' HEIGHT 20'-40' SPREAD	2
	EUGENIA MYRSINOIDES	BRUSH CHERRY	LARGE EVERGREEN SCREENING SHRUB	5 GAL	15'-0" HEIGHT 5'-0" SPREAD	6
	STRELITZIA REGINAE	BIRD OF PARADISE	DECORATIVE COLOR	5 GAL	3'-0" HEIGHT 8'-0" SPREAD	13
	RHAMPHOLEPIS HILLEBRANDII	BROWN HORN	EVERGREEN DECORATIVE SCREENING	5 GAL	5'-0" HEIGHT 8'-0" SPREAD	17
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS (TRIN TOWER)	COLUMNAR FORM	5 GAL	15'-30' HEIGHT 8'-0" SPREAD	3
	OENOTHERA BIENNIS	FRIGIDARIUS	EVERGREEN GROUND COVER	FLAT	1'-6" HEIGHT 6'-0" SPREAD	-
	LANTANA MONTEVIDENSIS	DWARF LAVENDER LANTANA	EVERGREEN GROUND COVER	FLAT	1'-6" HEIGHT 4'-0" SPREAD	-
	GAZANIA LINEARIS	GAZANIA	EVERGREEN GROUND COVER	FLAT	6" HEIGHT 1'-0" SPREAD	-



LANDSCAPE DEVELOPMENT PLAN



SCALE: NTD

Booth & Suarez
 ARCHITECTURE ■ PLANNING
 10000 W. BUCKLEBUSH DRIVE, SUITE 100, IRVINE, CA 92618
 (949) 222-7000

PREPARED FOR

 P.O. BOX 19707
 IRVINE, CA 92623-9707
 (949) 222-7000

APPROVALS

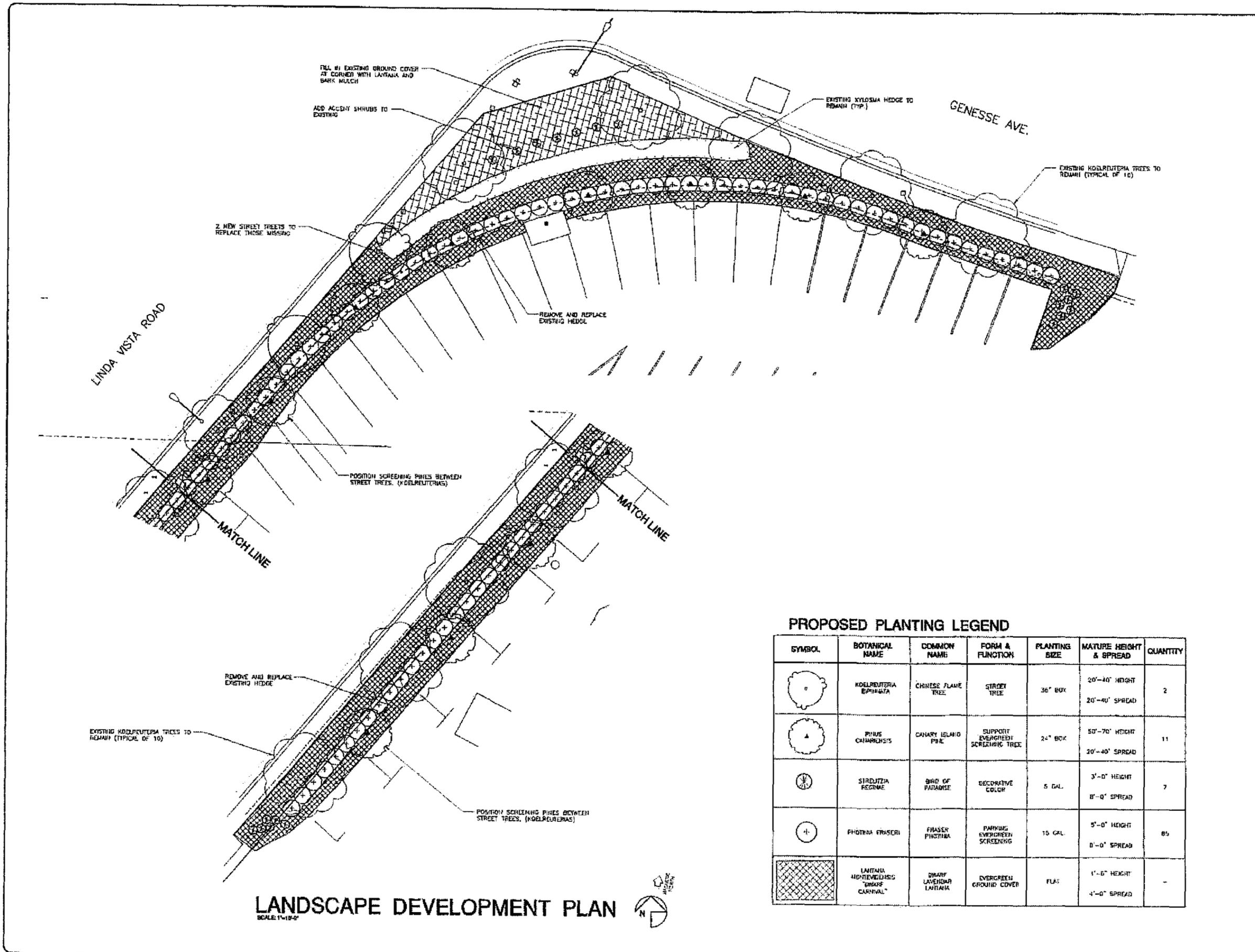
R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME
PADRE GOLD TOWER
 PROJECT NUMBER
97765
 7245 LINDA VISTA ROAD
 SAN DIEGO, CA 92111
 SAN DIEGO COUNTY

DRAWING DATES
 11/13/09 LANDSCAPE REVISION

SHEET TITLE
LANDSCAPE DEVELOPMENT PLAN

PROJECTS\verizon\06023rd\06023rd.dwg



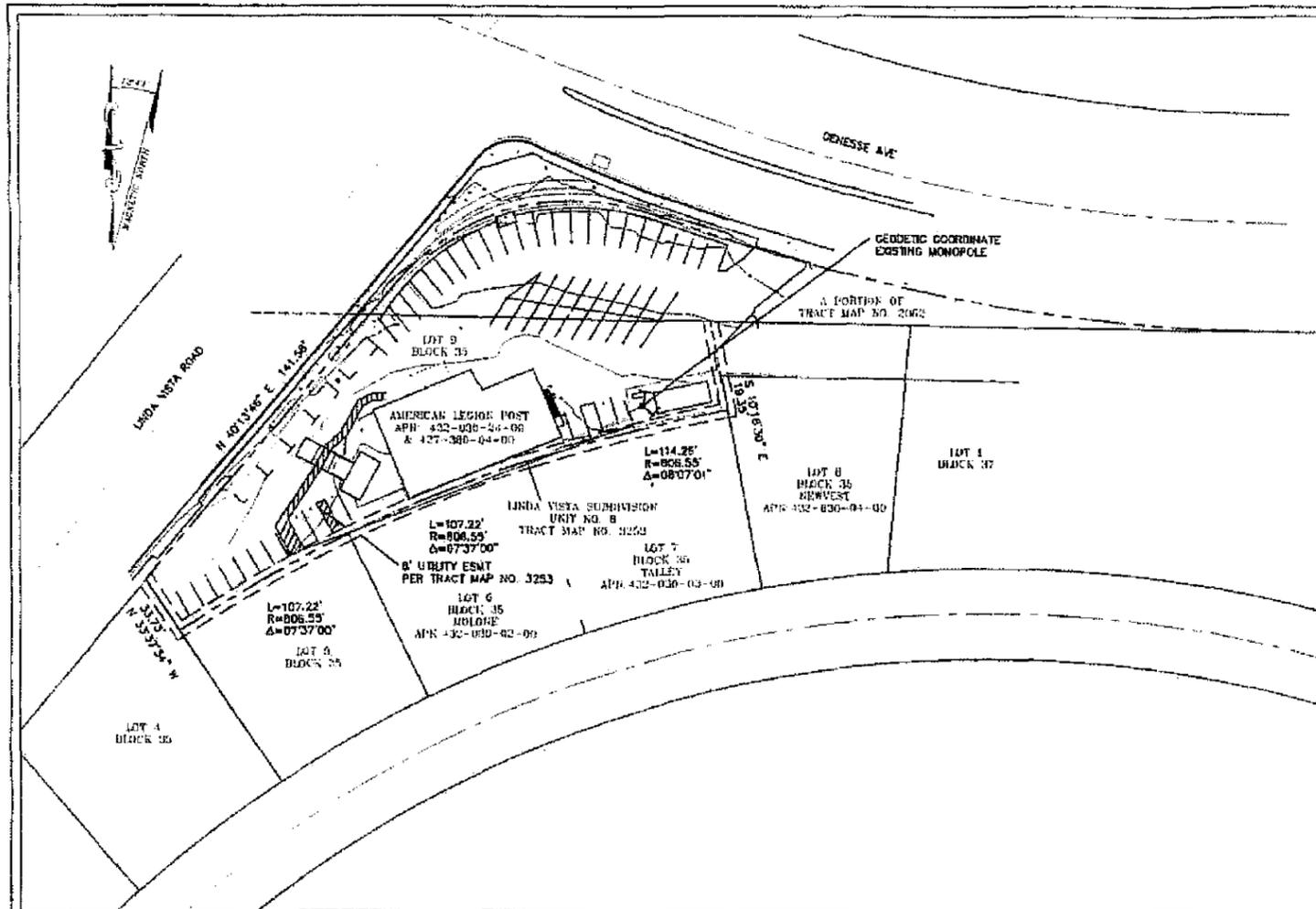
PROPOSED PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM & FUNCTION	PLANTING SIZE	MATURE HEIGHT & SPREAD	QUANTITY
	KOELREUTERA BIPINNATA	CHINESE FLAME TREE	STREET TREE	36" BOX	20'-40" HEIGHT 20'-40" SPREAD	2
	PIBUS CANARIENSIS	CANARY ISLAND PINE	SUPPORT EVERGREEN SCREENING TREE	24" BOX	50'-70" HEIGHT 20'-40" SPREAD	11
	STREPTOCARPA REGINAE	BIRD OF PARADISE	DECORATIVE COLOR	5 GAL.	3'-0" HEIGHT 8'-0" SPREAD	7
	ABIES FRASERI	FRASER FIR	PARKING EVERGREEN SCREENING	15 GAL.	5'-0" HEIGHT 8'-0" SPREAD	85
	LANTANA HYMENEAEFOLIA 'DWARF CARNIVAL'	DWARF LAVENDER LANTANA	EVERGREEN GROUND COVER	PLANT	1'-6" HEIGHT 4'-0" SPREAD	-

LANDSCAPE DEVELOPMENT PLAN

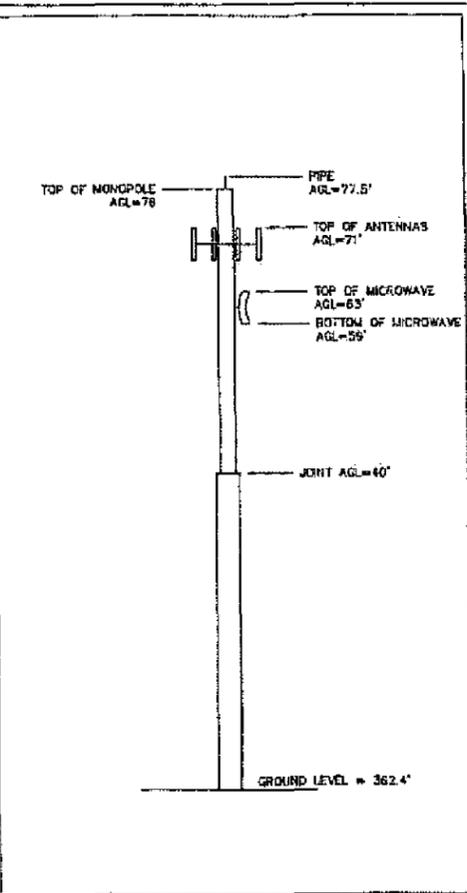
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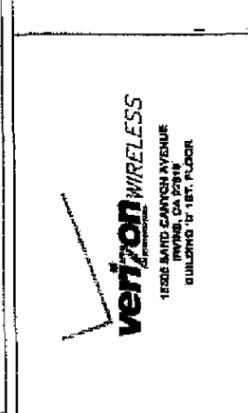
ADD. LEGEND

BC	BOTTOM OF CURB
EP	EDGE OF PAVEMENT
FL	FLOWLINE CURB & GUTTER
FLAC	FLAG TOP
GENER	GENERATOR
RG	GROUND ELEVATION
PATCH	PATCH UTILITY UNDERGROUND
PS	PAINT STRIPING
RFOH	ROOF OVERHANG
RFPA	ROOF PARAPET
SW	SIDEWALK
TC	TOP OF CURB
TGA	TOP OF ANTENNA
TRIP	TREE TOP
---	BOUNDARY LINE
---	MISC. PROPERTY LINE
---	MISC. TIE LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	FENCE LINE
---	ROOF OVERHANG



DATE: 9/23/2009
 SURVEYOR: DAVID A. FLOYD
 DRAWN BY: DAF
 CHECK BY: DAF

REVISIONS			
REV	DATE	DESCRIPTION	BY
1	11/21/08	FIRST SUBMITTAL	DAF
2	9/23/09	1929 DATUM	DAF



OVERALL SITE PLAN

1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown herein are from record information as noted herein. Floyd Surveying, Inc. translated the topographic survey to record information using the two found monuments shown herein. No title research was performed by Floyd Surveying, Inc.

2) Any changes made to the information on this plan, without the written consent of Floyd Surveying, Inc. releases Floyd Surveying, Inc. of any and all liability.

3) These drawings & specifications are the property & copyright of Floyd Surveying, Inc. & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.

4) Field survey completed on March 21, 2009.

(DEED: WAITING FOR TITLE)

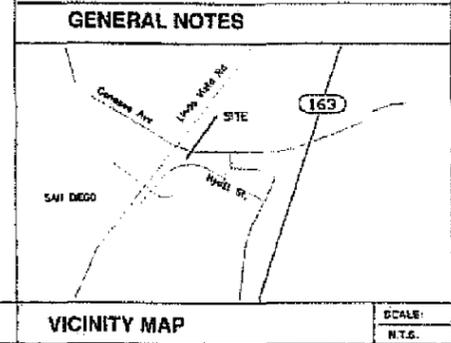
OWNER'S NAME: AMERICAN LEGION POST NO. 731
 ASSESSOR'S PARCEL NUMBER(S) 427-380-04-00
 432-030-24-00
 (NAD 83; Epoch 2002)
 LATITUDE LONGITUDE
 MONOPOLE: 32°47'27.64" North 117°05'58.05" West

BASIS OF BEARINGS:
 THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE.

BASIS OF ELEVATIONS:
 NOV 1929
 ELEVATIONS ARE BASED ON SAN DIEGO BENCHMARK NO. 11807, FOUND AT THE NEER OF LINDA VISTA ROAD AND GENESSEE AVENUE. ELEVATION = 354.453'.

SITE TEMPORARY BENCHMARK:
 BENCHMARK IS A PK NAIL SET WITH A 1" DISC LOCATED NORTHWEST OF LEASE AREA IN PARKING LOT. ELEVATION = 358.17'. AS SHOWN HEREON.

SITE DATA
 FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program
 County: San Diego Effective Date: 6/19/1997
 Panel: 1818 Community-Panel Number: 06073C1818 F
 The Flood Zone Designation for this site is: ZONE - X



SCALE: 1"=40'

TITLE REPORT NOTES

AC	AIR CONDITIONER	PM	PARCEL MAP
ASPH	ASPHALT	PK	PARKING METER
BC	BOTTOM OF CURB	PP	POWER POLE
BLDG	BUILDING	REC	RECORD OF SURVEY
BOLL	BOLLARD	ROD	ROOF DRAIN
CONC	CONCRETE	ROO	ROOF OUTLET
CP	CONTROL POINT	ROFT	ROOF TOP
DOOR	DOOR	ROFV	ROOF VENT
EB	ELECTRIC BOX	SS	SANITARY SEWER MANHOLE
FENCE	FENCE	SC	SEWER CLEAN OUT
FHY	FIRE HYDRANT	SP	SIGN POST
FM	FOUND MONUMENT	SE	SPOT ELEVATION
GM	GAS METER	SPR	SPRINKLER
GV	GAS VALVE	SDMH	STORM DRAIN MANHOLE
GPS	GPS POINT	TB	TELEPHONE BOX
GR	GUARD RAIL	TMH	TELEPHONE MANHOLE
HA	HEATER	TP	TELEPHONE PEDISTAL
HL	HEATER	TB	TEMPORARY BENCHMARK
IB	IRRIGATION BOX	TR	TITLE REPORT EXCEPTION
IV	IRRIGATION VALVE	TC	TOP OF CURB
LB	LIGHT BUILDING	TSB	TRAFFIC SIGNAL BOX
LG	LIGHT GROUND	TS	TRAFFIC SIGNAL POLE
LS	LIGHT STREET	T	TREE
MD	MEASURED DISTANCE	UP	UTILITY POLE
MW	MONITORING WELL	WM	WATER METER

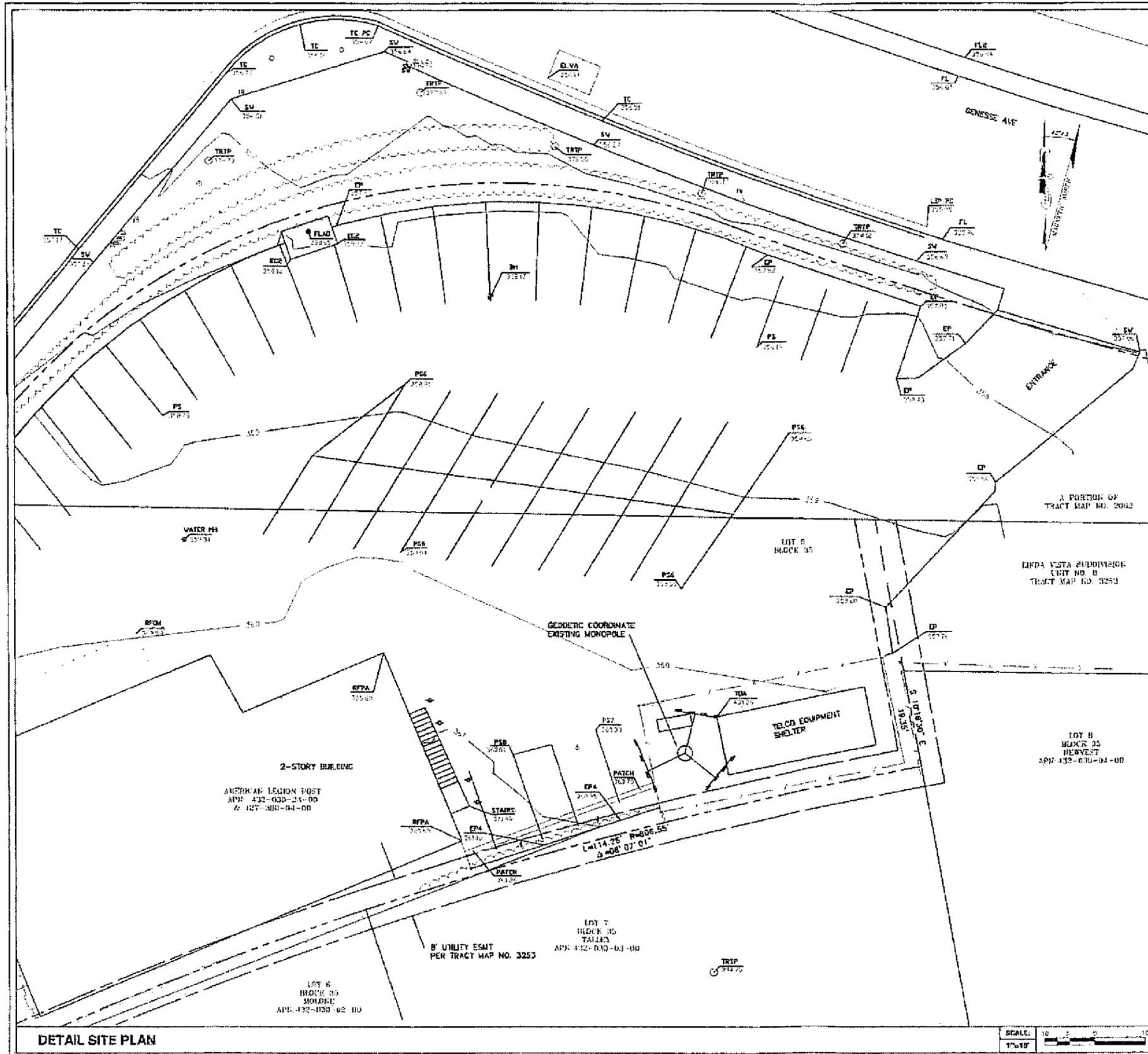
SCALE: 1"=40'

FEMA FLOOD ZONE INFORMATION

LEGEND

FLOYD SURVEYING, INC.
 2553 WAGON WHEEL ROAD
 NORCO, CA 92860
 OFFICE/FAX (511) 738-7949
 EMAIL: info@floydsurveying.com

SITE NAME: PADRE GOLD
 SITE NUMBER:
 SITE LOCATION: 7245 LINDA VISTA ROAD SAN DIEGO, CA 92111
 TITLE: SITE SURVEY
 SHEET NUMBER: C-1



ADD. LEGEND

BC	BOTTOM OF CURB
EP	EDGE OF PAVEMENT
FL	FLUWLINE CURB & GUTTER
FLAG	FLAG TOP
GENER	GENERATOR
NG	GROUND ELEVATION
PATCH	PATCH UTILITY UNDERGROUND
PS	PAINT STRIPING
RFOH	ROOF OVERHANG
RTPA	ROOF PARAPET
SW	SIDEWALK
TC	TOP OF CURB
TCA	TOP OF ANTENNA
TRIP	TREE TOP
---	BOUNDARY LINE
---	MISC. PROPERTY LINE
---	MISC. HE LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	FENCE LINE
---	ROOF OVERHANG

1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying, Inc. translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying, Inc.

2) Any changes made to the information on this plan, without the written consent of Floyd Surveying, Inc. relieves Floyd Surveying, Inc. of any and all liability.

3) These drawings & specifications are the property & copyright of Floyd Surveying, Inc. & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.

4) Field survey completed on March 21, 2005.

AC	AIR CONDITIONER	PM	PARCEL MAP
AS	ASPHALT	PM	PARKING METER
BC	BOTTOM OF CURB	PP	POWER POLE
BL	BUILDING	RS	RECORD OF SURVEY
BO	BOLLARD	RD	ROOF DRAIN
CO	CONCRETE	RO	ROOF OUTLET
CP	CONTROL POINT	RT	ROOF TOP
DO	DOOR	RV	ROOF VENT
EB	ELECTRIC BOX	SS	SANITARY SEWER MANHOLE
FE	FENCE	SC	SEWER CLEAN OUT
FI	FIRE HYDRANT	SP	SIGN POST
FM	FOUND MONUMENT	SE	SPOT ELEVATION
GM	GAS METER	SK	SPRINKLER
GV	GAS VALVE	SD	STORM DRAIN MANHOLE
GP	GPS POINT	TB	TELEPHONE BOX
GR	GUARD RAIL	TM	TELEPHONE MANHOLE
HA	BUY ANCHOR	TP	TELEPHONE PEDISTAL
HE	HEATER	TB	TEMPORARY BENCHMARK
IN	INLET	TE	TITLE REPORT EXCEPTION
IB	IRRIGATION BOX	TO	TOP OF CURB
IV	IRRIGATION VALVE	TS	TRAFFIC SIGNAL BOX
LB	LIGHT BUILDING	TP	TRAFFIC SIGNAL POLE
LG	LIGHT GROUND	TR	TREE
LS	LIGHT STREET	UP	UTILITY POLE
MD	MEASURED DISTANCE	WM	WATER METER
MW	MONITORING WELL		

LEGEND

DATE: 9/23/2009

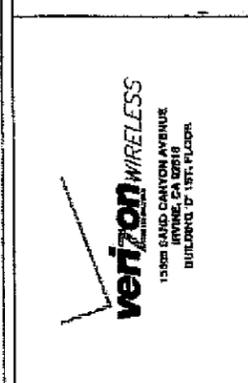
SURVEYOR: DAVID A. FLOYD

DRAWN BY: DAF

CHECK BY: DAF

REVISIONS

REV	DATE	DESCRIPTION	BY
1	12/31/08	FIRST SUBMITAL	DAF
2	9/23/09	1929 SATUM	DAF



FLOYD SURVEYING, INC.

2553 WAGON WHEEL ROAD
MORCO, CA 92580
OFFICE/FAX (951) 739-7949
EMAIL: floyd@floydsurveying.com

SITE NAME: PADRE GOLD

SITE NUMBER:

SITE LOCATION:
7245 LINDA VISTA ROAD
SAN DIEGO, CA 92111

TITLE: SITE SURVEY

SHEET NUMBER: C-2

verizon wireless

PADRE GOLD TOWER
7245 LINDA VISTA ROAD
SAN DIEGO, CA 92111

VICINITY MAP



THOMAS GUIDE PAGE 1248, J7

ADDRESS
7245 LINDA VISTA ROAD
SAN DIEGO, CA 92111

COORDINATES (NAD 83)

LATITUDE: 32° 47' 27.84" NORTH
LONGITUDE: 117° 09' 59.06" WEST

CONSULTANT TEAM

ARCHITECT:
WILLIAM BOOTH & ROBERT SUAREZ
ARCHITECTURE & PLANNING
325 CARLSBAD VILLAGE DR. SUITE 02
CARLSBAD, CA 92018
(760) 434-8474
(760) 434-8586 (FAX)

PLANNING:
PLANCOM INC.
SHELLY KLEBURN
302 STATE PLACE
ESCONDIDO, CA 92029
(619) 208-4885
(619) 222-2180 (FAX)

SURVEYOR:
FLOYD SURVEYING, INC.
26081 VIA REMOLINO
MISSION VIEJO, CA 92681
(315) 331-2612
(515) 331-2612 (FAX)

LANDSCAPE ENGINEER:
ADL PLANNING ASSOCIATES
LANDSCAPE ARCHITECTURE
2879 STATE STREET, SUITE NO. C
CARLSBAD, CA 92008
(760) 729-8837
(760) 729-8324 (FAX)

PERMITS REQUIRED

• CUP & PDP (PROCESS 4)

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE.

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
15595 SAND CANYON AVENUE
IRVINE, CA 92718
CONTACT: ELIZABETH RASOUL
PHONE: (949) 286-8735

OWNER: AMERICAN LEGION POST 731
DEPARTMENT OF CALIFORNIA
7245 LINDA VISTA ROAD
SAN DIEGO, CA 92111
SITE CONTACT: JERRY BORDER
PHONE: (858) 277-8681

DEVELOPMENT SUMMARY: RENEWAL OF EXPIRED PERMIT #950251

- PROPOSED VERIZON WIRELESS 78'-0" HIGH CO-LOCATABLE TELECOMMUNICATIONS TOWER. REMOVE EXISTING MONOPOLE & RELOCATE ANTENNAS INTO TOWER BEHIND R.F. SCREENS
- PROPOSED AT&T MOBILITY EQUIPMENT ROOM LOCATED ON GROUND FLOOR OF NEW TOWER. ANTENNAS WILL BE LOCATED IN TOWER BEHIND R.F. SCREENS
- EXISTING VERIZON WIRELESS 30'-0" X 12'-0" PREFABRICATED TELECOMMUNICATION EQUIPMENT SHELTER INSIDE AN EXISTING ENCLOSURE (UNCHANGED)
- PROPOSED 11'-4" X 14'-0" SPLIT-FACE CONCRETE BLOCK ENCLOSURE WITH WOOD TRELLIS FOR RELOCATION OF EXISTING GENERATOR
- REMOVE EXISTING 6'-0" HIGH CHAINLINK FENCE & INSTALL NEW CONCRETE FENCE TO MATCH EXISTING ADJACENT FENCE
- RE-ROUTE NEW COAX CABLE INTO NEW TOWER
- LANDSCAPE & IRRIGATION IS PLANNED FOR THIS SITE

LEGAL DESCRIPTION:

LOT 9, BLOCK 35, LINDA VISTA SUBDIVISION UNIT NO. B, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3253, FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY, JUNE 23, 1955

PROJECT ADDRESS: 7245 LINDA VISTA ROAD
SAN DIEGO, CA 92111

ASSESSORS PARCEL NUMBER: 432-030-24

EXISTING ZONING: CC-1-3

PROCESS: PDP (PROCESS 4)

TOTAL SITE AREA: 25,959 SQ. FT.
= .58 ACRES

VERIZON PROJECT AREA:
PROPOSED TOWER EQUIPMENT ROOM 225 SQ. FT.
PROPOSED GENERATOR ENCLOSURE 158 SQ. FT.
EXISTING VERIZON SHELTER 360 SQ. FT.
TOTAL 744 SQ. FT.

TOWER OCCUPANCY: U

EXISTING SHELTER OCCUPANCY: B - TELECOM SHELTER

TYPE OF CONSTRUCTION PROPOSED:
Y-B UNSPRINKLERED

NOTE: THERE ARE TWO EXISTING TELECOMMUNICATION FACILITIES (VERIZON & T-MOBILE) ON THIS SITE

SHEET SCHEDULE

T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN WITH STORMWATER NOTES
A-1	ENLARGED SITE PLAN
A-2	AT&T EQUIPMENT FLOOR & TRELLIS PLANS
A-3	ANTENNA PLANS
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS
L-1	LANDSCAPE DEVELOPMENT PLAN
L-2	LANDSCAPE DEVELOPMENT PLAN
C-1	SITE SURVEY
C-2	ENLARGED SITE SURVEY

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
CALIFORNIA STATE BUILDING CODE, TITLE 24, 2007 EDITION
CALIFORNIA PLUMBING CODE, 2007 EDITION
CALIFORNIA MECHANICAL CODE, 2007 EDITION
CALIFORNIA ELECTRICAL CODE, 2007 EDITION
CALIFORNIA ENERGY CODE, 2007 EDITION, WHICH ADOPT THE 1997 UBC, 2000 UMC, 2000 UPC, 2002 NEG AND 2004 CEC
IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

ACCESSIBILITY DISCLAIMER

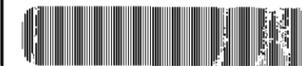
THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

ATTACHMENT 9

Booth & Suarez

AN ARCHITECTURE ■ PLANNING

WILLIAM R. BOOTH ARCHITECT ■ ROBERT J. SUAREZ ARCHITECT
P.O. BOX 4481, CARLSBAD, CA 92008 (760) 434-1424



PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME

PADRE GOLD TOWER

PROJECT NUMBER

97765

7245 LINDA VISTA ROAD
SAN DIEGO, CA 92111

SAN DIEGO COUNTY

DRAWING DATES

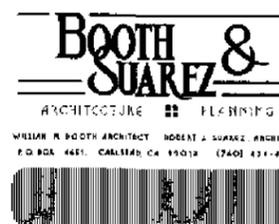
02/24/06	2D REVIEW (AD)
03/01/06	PLANNING SUBMITTAL (A0)
04/07/06	REVISED 2D (C1)
04/20/06	DESIGN REVIEW (rel)
05/29/06	PLANNING SUBMITTAL (TOWER)
05/14/06	REVISED 2D (rel)
05/25/06	PLANNING COMMENTS (ee)
11/13/06	LANDSCAPE REVISION
12/11/06	LANDSCAPE REVISION 2 (jnb)
12/14/06	LANDSCAPE REVISION 3 (ec)
01/11/10	REVISED 2D (jb)

SHEET TITLE

TITLE SHEET & PROJECT DATA

PROJECTS\verizon\060253d\060253xT1.dwg

T-1



PREPARED FOR
verizon wireless

P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME
PADRE GOLD TOWER
PROJECT NUMBER
97765
7245 LINDA VISTA ROAD
SAN DIEGO, CA 92111
SAN DIEGO COUNTY

DRAWING DATES

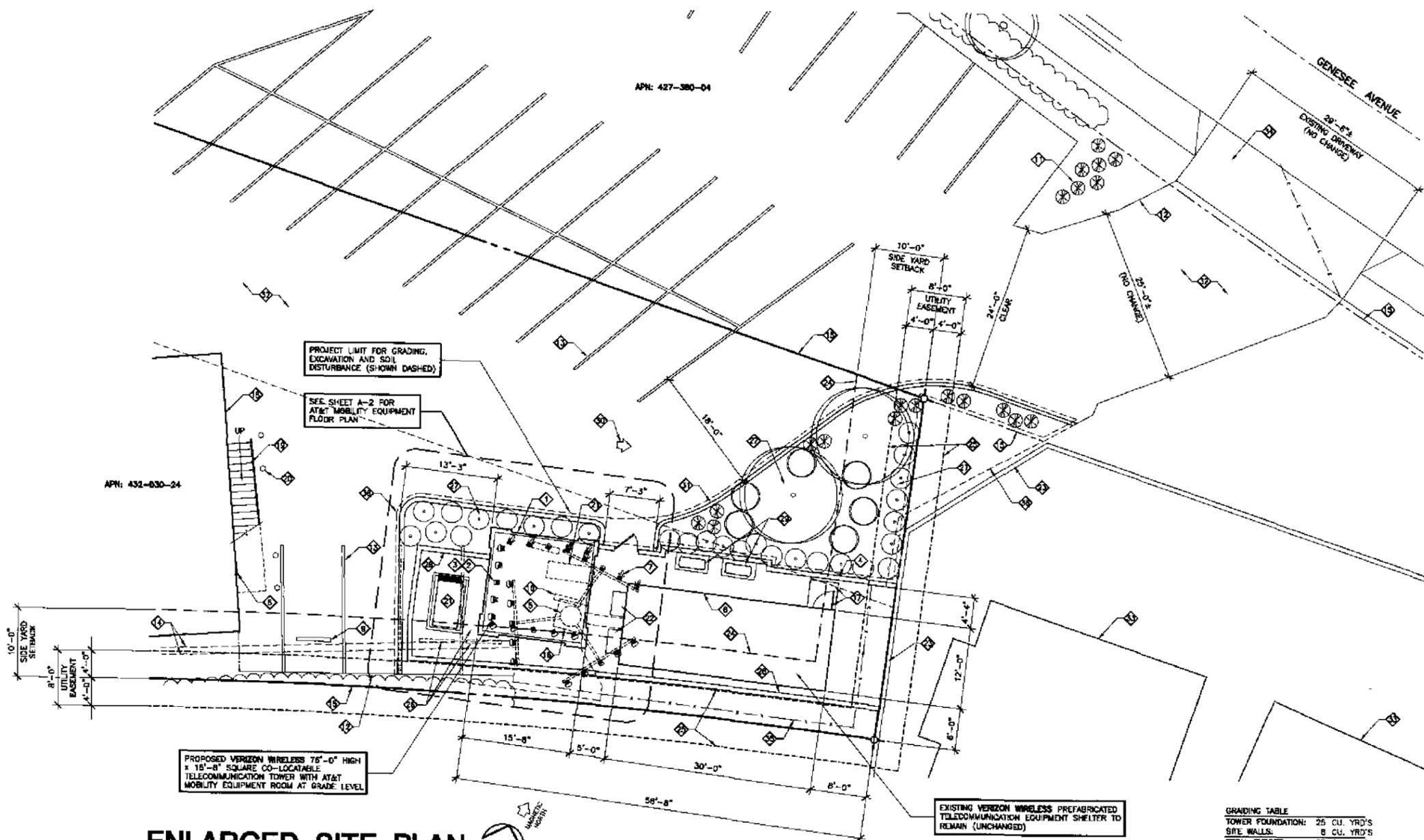
02/24/08	ZD REVIEW (AO)
03/01/08	PLANNING SUBMITTAL (AO)
04/07/08	REVISED ZD (cl)
06/28/08	PLANNING SUBMITTAL (TOWER)
08/14/08	REVISED ZD (rc)
08/25/08	PLANNING COMMENTS (oo)
11/15/08	LANDSCAPE REVISION
12/11/08	LANDSCAPE REVISION 2 (jwb)
12/14/08	LANDSCAPE REVISION 3 (oo)
01/11/10	REVISED ZD (jb)

SHEET TITLE

ENLARGED SITE PLAN

PROJECTS\verizon\06023a\06023aA1.dwg

A-1



ENLARGED SITE PLAN

SCALE: 1/4"=1'-0"

KEYED NOTES:

- 1. PROPOSED VERIZON WIRELESS 75'-0" HIGH x 15'-8" SQUARE CO-LOCATABLE TELECOMMUNICATIONS TOWER
- 2. RELOCATE VERIZON WIRELESS ANTENNAS INSIDE UPPER TOWER BEHIND R.F. TRANSPARENT SCREEN
- 3. PROPOSED AT&T MOBILITY ANTENNAS INSIDE UPPER TOWER BEHIND R.F. TRANSPARENT SCREEN (BELOW VERIZON ANTENNAS)
- 4. REMOVE EXISTING 6'-0" HIGH CHAINLINK FENCE & INSTALL NEW 7'-0" HIGH "WOODCRETE" CONCRETE FENCE TO MATCH EXISTING ADJACENT FENCE. (SHOWN DASHED)
- 5. REMOVE EXISTING 75'-0" HIGH MONOPOLE (SHOWN SHADED)
- 6. EXISTING VERIZON WIRELESS PREFABRICATED TELECOMMUNICATIONS BUILDING TO REMAIN
- 7. REMOVE VERIZON WIRELESS ANTENNAS FROM EXISTING MONOPOLE AND MOVE TO PROPOSED TOWER (SEE NOTE 1 ABOVE)
- 8. EXISTING HANDICAP SIGNAGE ON EXISTING DOOR TO REMAIN, AT FIRST FLOOR
- 9. EXISTING CONCRETE WHEEL STOP TO REMAIN
- 10. REMOVE VERIZON WIRELESS MICROWAVE ANTENNA FROM EXISTING MONOPOLE AND MOVE TO PROPOSED TOWER
- 11. PROPOSED LANDSCAPING SEE SHEET L-2
- 12. EDGE OF EXISTING PAVING
- 13. EXISTING PAINTED PARKING STRIPES
- 14. EXISTING UTILITY TRENCH
- 15. PROPERTY LINE (TYPICAL)
- 16. REMOVE EXISTING MONOPOLE CONCRETE FOOTING AND APRON TO BELOW GRADE (SHOWN DASHED)
- 17. EXISTING DOOR & CONCRETE LANDING
- 18. EXISTING TWO STORY BUILDING
- 19. EXISTING STAIRS AND RAILING
- 20. EXISTING BOLLARDS
- 21. RELOCATE EXISTING GENERATOR INTO NEW CONCRETE FENCE ENCLOSURE
- 22. EXISTING WALL MOUNTED MECHANICAL UNITS
- 23. EXISTING "WOODCRETE" CONCRETE FENCE APPROXIMATELY 7'-0" HIGH
- 24. EXISTING 10'-0" SETBACK
- 25. EXISTING 8'-0" UTILITY EASEMENT
- 26. EXISTING PAVING & WHEEL STOPS TO BE REMOVED
- 27. PROPOSED LANDSCAPE AREA. SEE SHEET L-1 FOR LANDSCAPE DEVELOPMENT PLAN
- 28. PROPOSED 7'-0" HIGH "WOODCRETE" CONCRETE FENCE TO MATCH EXISTING
- 29. PROPOSED AT&T MOBILITY CONDENSING UNITS ON 2'-0" x 4'-0" CONCRETE PADS (TYPICAL OF 2)
- 30. PROVIDE "ONE WAY" DRIVEWAY ARROW
- 31. PROPOSED CONCRETE CURB
- 32. EXISTING ASPHALT PAVING TO REMAIN
- 33. EXISTING ADJACENT APARTMENT BUILDINGS
- 34. EXISTING DRIVEWAY
- 35. EXISTING 6'-0" HIGH CHAINLINK FENCE TO BE REMOVED
- 36. REMOVE EXISTING PAVING FOR NEW LANDSCAPE AREA

GRADING TABLE

TOWER FOUNDATION:	25 CU. YRD'S
SITE WALLS:	8 CU. YRD'S
TOTAL EXPORT:	33 CU. YRD'S
TOTAL IMPORT:	NONE

GRADING NOTES

- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S WATER STANDARD
- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS



PREPARED FOR



P.O. BOX 19707
 IRVINE, CA 92623-9707
 (949) 222-7000

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME

PADRE GOLD TOWER

PROJECT NUMBER

97765

7245 LINDA VISTA ROAD
 SAN DIEGO, CA 92111
 SAN DIEGO COUNTY

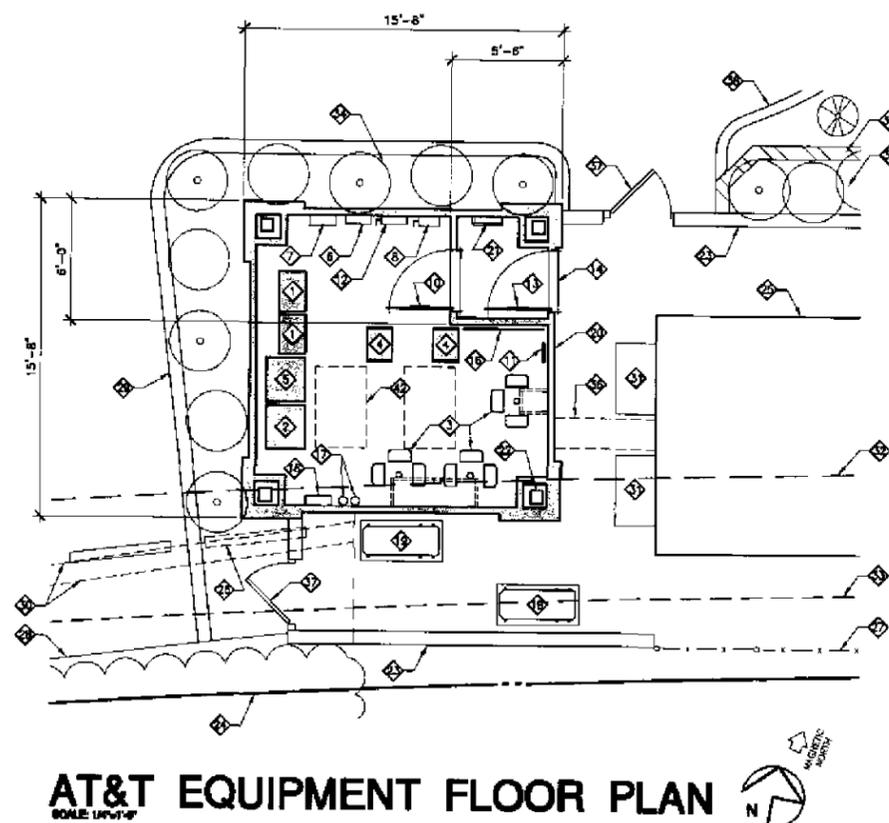
DRAWING DATES

08/25/09	PLANNING SUBMITTAL (TOWER)
08/14/09	REVISED 2D (rel)
09/23/09	PLANNING COMMENTS (eo)
11/13/09	LANDSCAPE REVISION
12/11/09	LANDSCAPE REVISION 2 (job)
12/14/09	LANDSCAPE REVISION 3 (rel)
01/11/10	REVISED 2D (jb)

SHEET TITLE

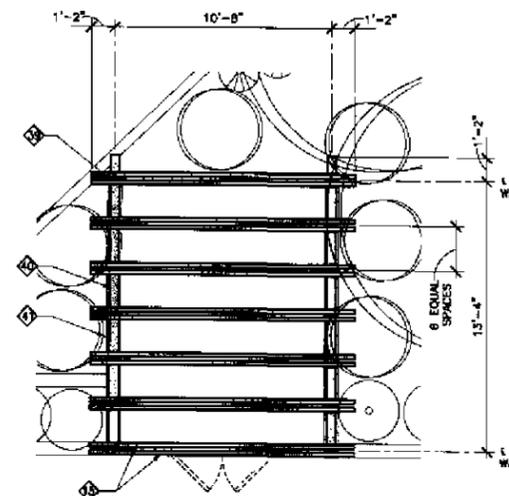
**AT&T EQUIPMENT FLOOR
 &
 TRELLIS PLANS**

PROJECTS\verizon\06023zd\06023zA2.dwg



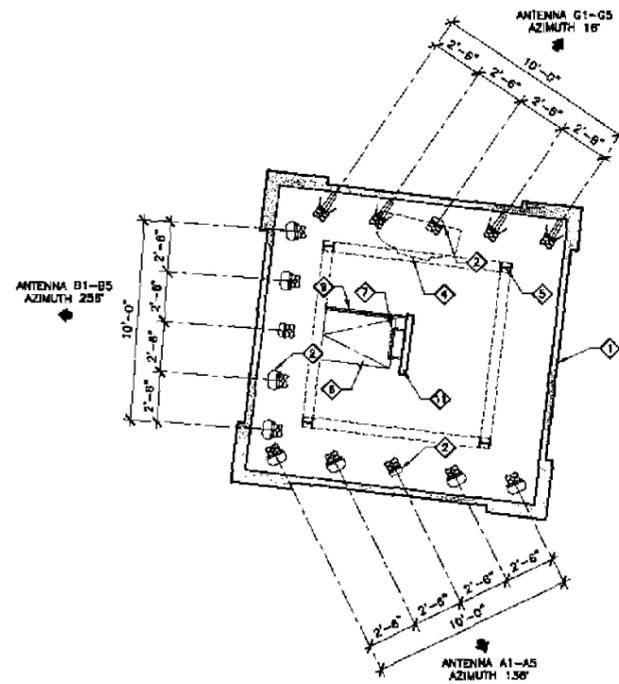
KEY NOTES:

- ⓧ PROPOSED AT&T MOBILITY RF EQUIPMENT RACK, 23 1/2" WIDE x 15 3/4" DEEP x 72" HIGH (TYPICAL OF 2) WEIGHT 510 LBS. EACH, INSTALLED BY CONTRACTOR
- ⓧ PROPOSED AT&T MOBILITY +24V RECTIFIER AND BATTERY RACK WITH +24V TO -48V CONVERTER, (MAXIMUM 12 BATTERIES) 28" WIDE x 21" DEEP x 84" HIGH WEIGHT: 1968 LBS.
- ⓧ PROPOSED AT&T MOBILITY (6) RRU'S MOUNTED TO A GALVANIZED STEEL MAST (TYPICAL OF 3), INSTALLED BY CONTRACTOR
- ⓧ PROPOSED AT&T MOBILITY DATA RACK, 20-3/8" WIDE x 15" DEEP (TYPICAL OF 2) WEIGHT 510 LBS. CHATSWORTH: PART NUMBER 55053-703 PROVIDED & INSTALLED BY CONTRACTOR
- ⓧ PROPOSED AT&T MOBILITY +24V EXPANSION BATTERY RACK, (MAXIMUM 12 BATTERIES) 24" WIDE x 23 1/2" DEEP x 39" HIGH WEIGHT: 1563 LBS.
- ⓧ PROPOSED WALL MOUNTED 200 AMP ELECTRICAL PANEL 'BITS'
- ⓧ FUTURE WALL MOUNTED ENVIRONMENTAL CONTROL PANEL
- ⓧ FUSED DISCONNECT SWITCH
- ⓧ PROPOSED FAN COIL UNITS WITH OUTDOOR CONDENSOR UNITS
- ⓧ 3'-0" x 7'-0" STEEL DOOR AND FRAME, INSTALL AT&T MOBILITY SIGNAGE.
- ⓧ GENERAL CONTRACTOR SHALL PROVIDE A BROOM, DUSTPAN AND WALL HOOKS
- ⓧ PROPOSED WALL MOUNTED MANUAL TRANSFER SWITCH
- ⓧ 3'-0" x 7'-0" STEEL DOOR AND FRAME, INSTALL TELECOMMUNICATION SIGNAGE
- ⓧ ALUMINUM THRESHOLD
- ⓧ PROPOSED (DOUBLE) 3" x 6" WOOD TRELLIS, RAFTER AT 26"± O.C. ABOVE PROPOSED CONCRETE BLOCK ENCLOSURE
- ⓧ PROPOSED 48" x 84" x 3/4" WALL MOUNTED PLYWOOD TELCO BOARD
- ⓧ GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "ABC" FIRE EXTINGUISHER (1) CO2 OR DRY CHEMICAL FIRE EXTINGUISHER FOR BATTERIES
- ⓧ GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL "GRANINGER" MODELS 5MS82 AND 5T401 WALL MOUNTED FIRST AID KIT WITH BLOOD BORNE PATHOGEN KIT AND PLASTIC SAFETY BIN WITH EMERGENCY EYEWASH STATION
- ⓧ PROPOSED AT&T MOBILITY CONDENSING UNITS ON 2'-0" x 4'-0" CONCRETE PADS (TYPICAL OF 2)
- ⓧ PROPOSED VERIZON WIRELESS 78'-0" HIGH x 15'-6" SQUARE CO-LOCATABLE TELECOMMUNICATIONS TOWER
- ⓧ PROPOSED ACCESS LADDER TO ANTENNAS ABOVE
- ⓧ PROPOSED STEEL TUBE COLUMNS & FRAMED WALL
- ⓧ REMOVE EXISTING 6'-0" HIGH CHAINLINK FENCE & INSTALL NEW CONCRETE FENCE TO MATCH EXISTING ADJACENT FENCE
- ⓧ PROPERTY LINE
- ⓧ EXISTING VERIZON WIRELESS PREFABRICATED TELECOMMUNICATIONS BUILDING TO REMAIN
- ⓧ REMOVE EXISTING CONCRETE WHEEL STOP
- ⓧ EXISTING 6'-0" HIGH CHAINLINK FENCE TO REMAIN
- ⓧ EDGE OF EXISTING PAVING
- ⓧ EXISTING PAINTED PARKING STRIPE
- ⓧ EXISTING UTILITY TRENCH
- ⓧ EXISTING WALL MOUNTED MECHANICAL UNITS TO REMAIN
- ⓧ EXISTING 10'-0" SETBACK
- ⓧ EDGE OF EXISTING UTILITY EASEMENT
- ⓧ PROPOSED LANDSCAPE AREA, SEE SHEET L-1 FOR LANDSCAPE DEVELOPMENT PLAN
- ⓧ PROPOSED 18" HIGH SPLIT-FACE BLOCK PLANTER WALL
- ⓧ RELOCATE EXISTING OVERHEAD CABLE BRIDGE
- ⓧ PROPOSED 3'-6" WIDE SOLID GATE
- ⓧ PROPOSED CONCRETE CURB
- ⓧ PROPOSED TRELLIS HEAVY DUTY BEAM BRACKET, (TYPICAL OF 6)
- ⓧ PROPOSED 6" x 6" WOOD TRELLIS BEAM
- ⓧ PROPOSED 6'-0" HIGH SPLIT-FACE CONCRETE BLOCK WALL
- ⓧ PROPOSED AIR HANDLERS HUNG FROM CEILING ABOVE

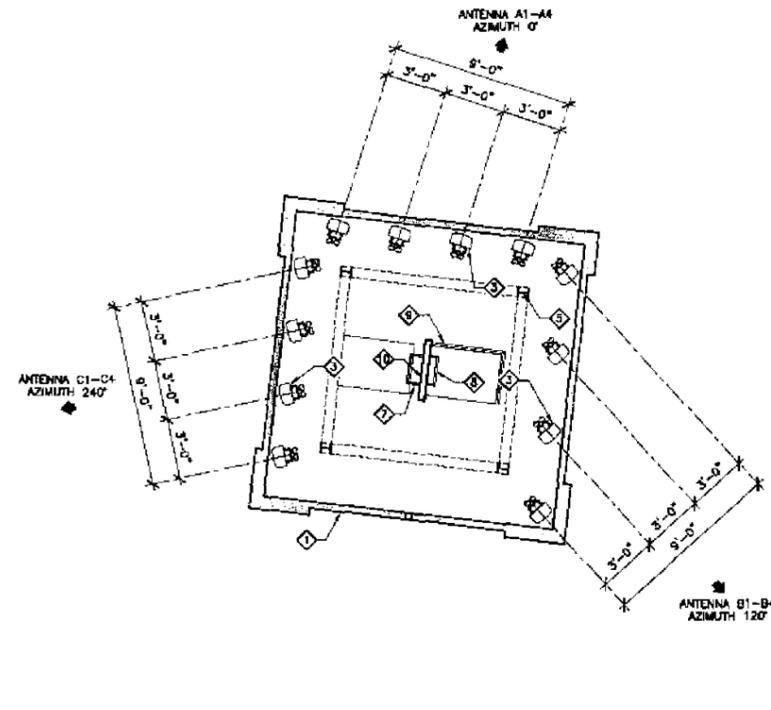


"VERIZON WIRELESS" ANTENNA AND COAXIAL CABLE SCHEDULE										
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWN TILT	SREW ANGLE	SERIAL NUMBER	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX SIZE
ALPHA1	SOUTHEAST	135°	RR95-18-02DPL2	0°	N/A		6	80'-0"	6'-0"	7/8"
ALPHA2			RR95-18-02DPL2							
ALPHA3			RR95-18-02DPL2							
ALPHA4			RR95-18-02DPL2							
BETA1	WEST	255°	RR95-18-02DPL2	0°	N/A		6	80'-0"	6'-0"	7/8"
BETA2			RR95-18-02DPL2							
BETA3			RR95-18-02DPL2							
BETA4			RR95-18-02DPL2							
GAMMA1	NORTHEAST	15°	RR95-18-02DPL2	0°	N/A		6	80'-0"	6'-0"	7/8"
GAMMA2			ALP 9202-N							
GAMMA3			ALP 9202-N							
GAMMA4			ALP 9202-N							

"AT&T MOBILITY" ANTENNA AND COAXIAL CABLE SCHEDULE										
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWN TILT	SREW ANGLE	SIZE & WEIGHT	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX SIZE
A1	NORTH	0°	POWERWAVE 7752.00	0°	N/A	70" x 11" x 5" WEIGHT: 56.4 LBS.	6	85'-0"	6'-0"	7/8"
A2			POWERWAVE 7752.00							
A3			POWERWAVE 7752.00							
A4			POWERWAVE 7752.00							
B1	SOUTHEAST	120°	POWERWAVE 7752.00	0°	N/A	70" x 11" x 5" WEIGHT: 56.4 LBS.	6	85'-0"	6'-0"	7/8"
B2			POWERWAVE 7752.00							
B3			POWERWAVE 7752.00							
B4			POWERWAVE 7752.00							
C1	SOUTHWEST	240°	POWERWAVE 7752.00	0°	N/A	70" x 11" x 5" WEIGHT: 56.4 LBS.	6	85'-0"	6'-0"	7/8"
C2			POWERWAVE 7752.00							
C3			POWERWAVE 7752.00							
C4			POWERWAVE 7752.00							



"VERIZON WIRELESS"
UPPER ANTENNA PLAN
SCALE 1/4"=1'-0"



"AT&T MOBILITY"
LOWER ANTENNA PLAN
SCALE 1/4"=1'-0"

KEYED NOTES:

- 1 PROPOSED VERIZON WIRELESS 78'-0" HIGH x 15'-8" SQUARE TOWER
- 2 RELOCATE VERIZON WIRELESS ANTENNAS INSIDE NEW TOWER BEHIND R.F. TRANSPARENT SCREEN
- 3 PROPOSED AT&T MOBILITY ANTENNAS INSIDE NEW TOWER BEHIND R.F. TRANSPARENT SCREEN
- 4 REMOVE VERIZON WIRELESS MICROWAVE ANTENNA FROM EXISTING MONOPOLE AND MOVE TO PROPOSED TOWER
- 5 PROPOSED STEEL COLUMNS
- 6 PROPOSED ACCESS MATCH
- 7 ACCESS LADDER TO UPPER ANTENNA LEVEL
- 8 ACCESS LADDER TO GROUND FLOOR BELOW
- 9 PROPOSED SAFETY GUARD RAIL
- 10 FULL HEIGHT WALL (SHOWN SHADED)
- 11 48" HIGH WALL (SHOWN SHADED)



PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME

PADRE GOLD TOWER

PROJECT NUMBER

97765

7245 LINDA VISTA ROAD
SAN DIEGO, CA 92111
SAN DIEGO COUNTY

DRAWING DATES

02/24/06	ZD REVIEW (AO)
05/01/06	PLANNING SUBMITTAL (AO)
04/07/06	REVISED ZD (c)
06/29/06	PLANNING SUBMITTAL (TOWER)
08/14/06	REVISED ZD (ra)
08/23/06	PLANNING COMMENTS (oc)
11/13/06	LANDSCAPE REVISION
12/11/06	LANDSCAPE REVISION 2 (ob)
12/14/06	LANDSCAPE REVISION 3 (oo)
01/11/10	REVISED ZD (b)

SHEET TITLE

ANTENNA PLANS

PROJECTS\verizon\06023x\06023xAS.dwg



PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

R.F.	DATE
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PROJECT NAME

PADRE GOLD TOWER

PROJECT NUMBER

97765

7245 LINDA VISTA ROAD
SAN DIEGO, CA 92111

SAN DIEGO COUNTY

DRAWING DATES

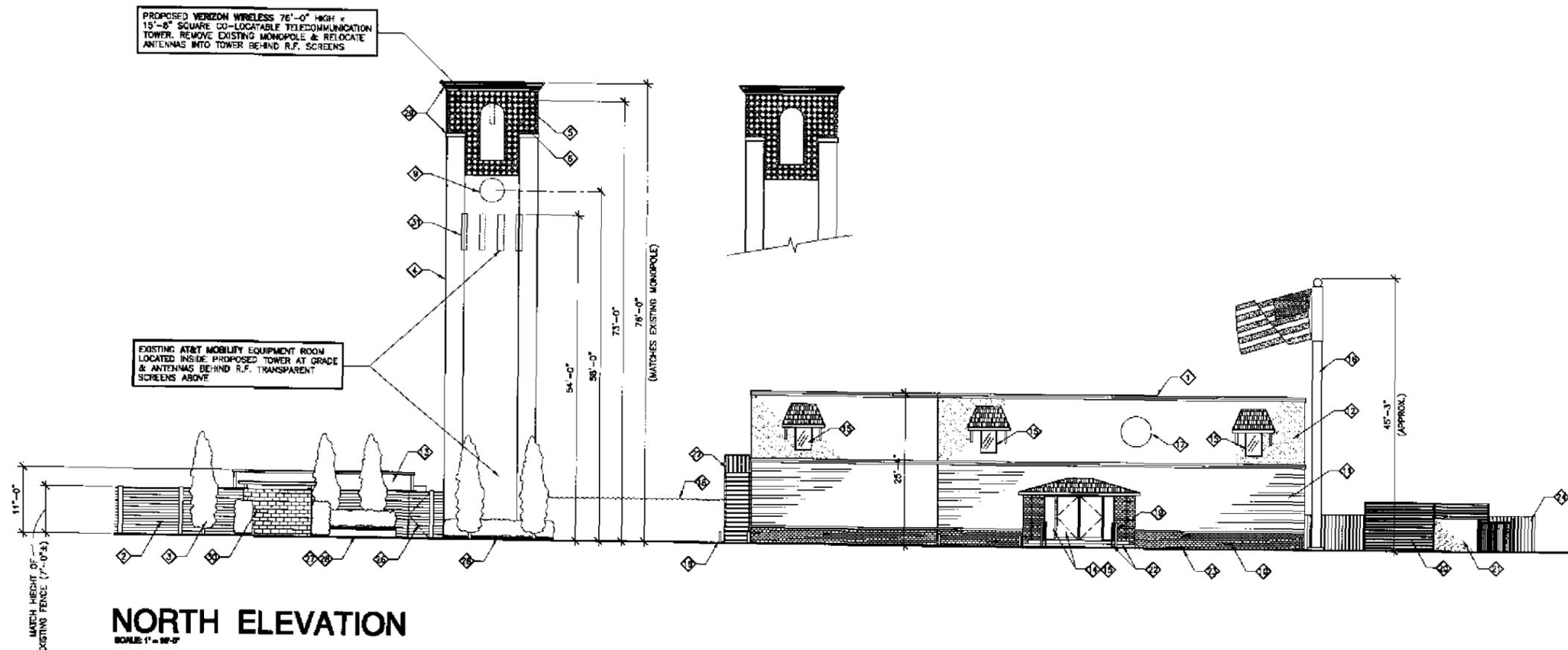
02/24/06	ZD REVIEW (AO)
03/01/06	PLANNING SUBMITTAL (AO)
04/07/06	REVISED ZD (cl)
06/29/06	PLANNING SUBMITTAL (TOWER)
09/14/06	REVISED ZD (rat)
09/25/06	PLANNING COMMENTS (oa)
11/13/06	LANDSCAPE REVISION
12/11/06	LANDSCAPE REVISION 2 (jet)
12/14/06	LANDSCAPE REVISION 3 (oa)
01/11/10	REVISED ZD (jb)

SHEET TITLE

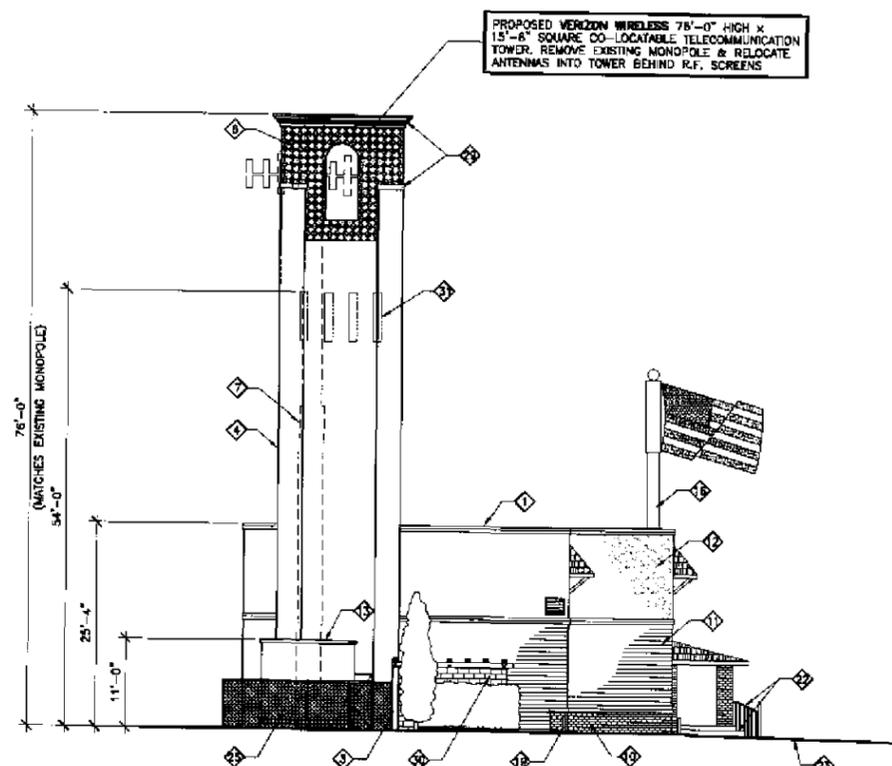
EXTERIOR ELEVATIONS

PROJECTS\verizon\080223\080223A4.dwg

A-4



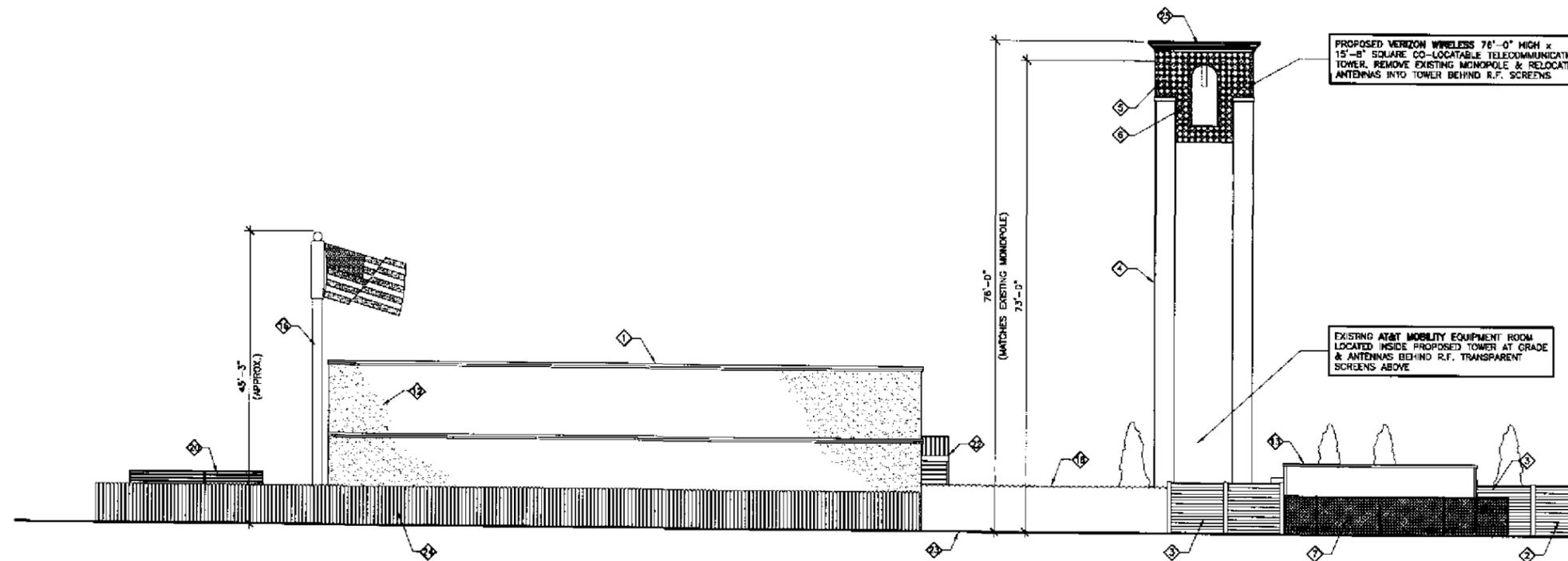
NORTH ELEVATION
SCALE: 1" = 10'-0"



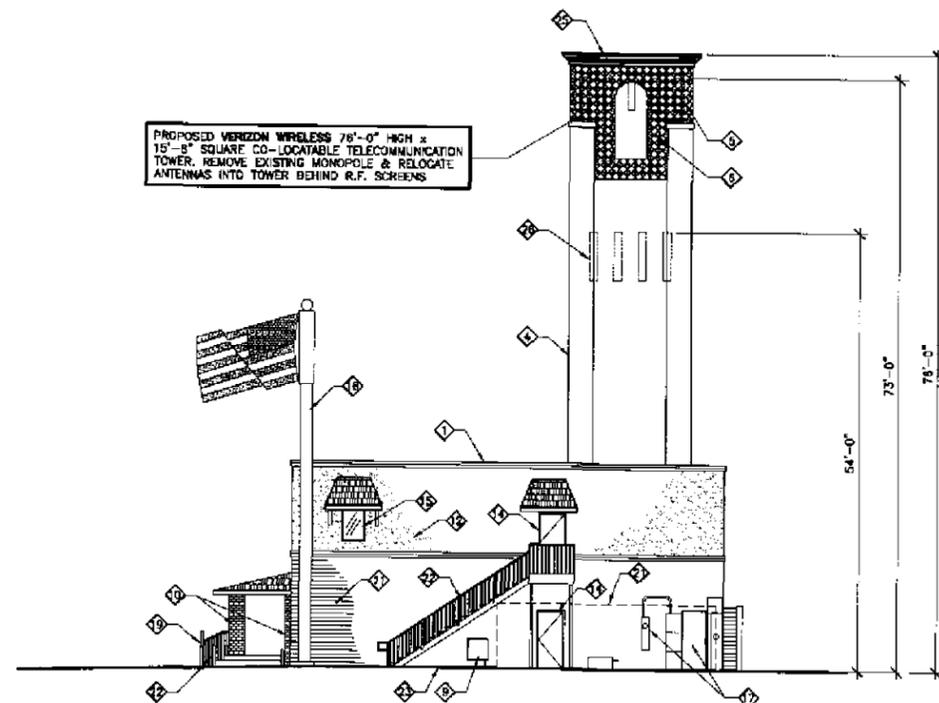
EAST ELEVATION
SCALE: 1" = 10'-0"

KEYED NOTES

- 1 TOP OF EXISTING BUILDING
- 2 EXISTING CONCRETE FENCE
- 3 REMOVE EXISTING 6'-0" HIGH CHAINLINK FENCE & INSTALL NEW CONCRETE FENCE TO MATCH EXISTING ADJACENT FENCE
- 4 PROPOSED VERIZON WIRELESS 76'-0" HIGH x 15'-8" SQUARE CO-LOCATABLE TELECOMMUNICATIONS TOWER
- 5 RELOCATE VERIZON WIRELESS ANTENNAS INSIDE NEW TOWER BEHIND R.F. TRANSPARENT SCREENS
- 6 PROPOSED R.F. TRANSPARENT SCREEN TO SIMULATE CERAMIC TILE FINISH (SHOWN DASHED)
- 7 REMOVE EXISTING 75'-0" HIGH MONOPOLE & RELOCATE ANTENNAS (SHOWN DASHED)
- 8 NOT USED
- 9 RELOCATE EXISTING MICROWAVE ANTENNA
- 10 EXISTING BRICK VENEER
- 11 EXISTING WOOD SIDING
- 12 EXISTING STUCCO FINISHED WALL
- 13 EXISTING VERIZON WIRELESS PREFABRICATED TELECOMMUNICATION EQUIPMENT SHELTER TO REMAIN (UNCHANGED)
- 14 EXISTING DOOR
- 15 EXISTING WINDOWS
- 16 EXISTING FLAG POLE WITH T-MOBILE ANTENNAS IN CYLINDER RAGOOE TO REMAIN
- 17 EXISTING BUILDING SIGNAGE TO REMAIN
- 18 EXISTING LANDSCAPE HEDGE TO REMAIN
- 19 EXISTING CONCRETE BOLLARD
- 20 EXISTING T-MOBILE EQUIPMENT ENCLOSURE
- 21 EXISTING TRASH ENCLOSURE
- 22 EXISTING STAIRS, LANDING AND GUARDRAIL
- 23 EXISTING GRADE
- 24 EXISTING WOOD FENCE TO REMAIN
- 25 EXISTING 6'-0" HIGH CHAINLINK FENCE TO REMAIN
- 26 PROPOSED 3'-6" WIDE SOLID GATE
- 27 PROPOSED 16" HIGH SPLIT-FACE BLOCK PLANTER WALL
- 28 PROPOSED 2'-8" WIDE LANDSCAPE AREA ADJACENT TO WALL. SEE SHEET L-1 FOR LANDSCAPE DEVELOPMENT PLAN
- 29 PROPOSED WOOD FASCIA & TRIM
- 30 PROPOSED SPLIT-FACE CONCRETE BLOCK GENERATOR ENCLOSURE WITH WOOD TRELLIS ABOVE
- 31 PROPOSED AT&T MOBILITY ANTENNAS INSIDE NEW TOWER BEHIND R.F. TRANSPARENT SCREEN



SOUTH ELEVATION
SCALE: 1" = 10'-0"



WEST ELEVATION
SCALE: 1" = 10'-0"

KEYED NOTES

- 1 TOP OF EXISTING BUILDING
- 2 EXISTING CONCRETE FENCE
- 3 REMOVE EXISTING 8'-0" HIGH CHAINLINK FENCE & INSTALL NEW CONCRETE FENCE TO MATCH EXISTING ADJACENT FENCE
- 4 PROPOSED VERIZON WIRELESS 78'-0" HIGH x 15'-8" SQUARE CO-LOCATABLE TELECOMMUNICATIONS TOWER
- 5 RELOCATE VERIZON WIRELESS ANTENNAS INSIDE NEW TOWER BEHIND R.F. TRANSPARENT SCREENS
- 6 PROPOSED R.F. TRANSPARENT SCREEN TO SIMULATE CERAMIC TILE FINISH
- 7 EXISTING 6'-0" HIGH CHAINLINK FENCE TO REMAIN
- 8 NOT USED
- 9 EXISTING TELCO BOX (TELCO SERVICE CONNECTION)
- 10 EXISTING BRICK VENEER
- 11 EXISTING WOOD SIDING
- 12 EXISTING STUCCO FINISHED WALL
- 13 EXISTING VERIZON WIRELESS PREFABRICATED TELECOMMUNICATION EQUIPMENT SHELTER TO REMAIN (UNCHANGED)
- 14 EXISTING DOOR
- 15 EXISTING WINDOWS
- 16 EXISTING FLAG POLE WITH T-MOBILE ANTENNAS IN CYLINDER RADOME TO REMAIN
- 17 EXISTING ELECTRICAL CABINETS AND METERS TO REMAIN
- 18 EXISTING LANDSCAPE HEDGE TO REMAIN
- 19 EXISTING CONCRETE BOLLARD
- 20 EXISTING T-MOBILE EQUIPMENT ENCLOSURE
- 21 EXISTING T-MOBILE EQUIPMENT ENCLOSURE (SHOWN DASHED FOR CLARITY)
- 22 EXISTING STAIRS, LANDING AND GUARDRAIL
- 23 EXISTING GRADE
- 24 EXISTING WOOD FENCE TO REMAIN
- 25 PROPOSED WOOD FASCIA & TRIM
- 26 PROPOSED AT&T MOBILITY ANTENNAS INSIDE NEW TOWER BEHIND R.F. TRANSPARENT SCREEN



PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME

PADRE GOLD TOWER

PROJECT NUMBER

97765

7245 LINDA VISTA ROAD
SAN DIEGO, CA 92111
SAN DIEGO COUNTY

DRAWING DATES

02/24/08	ZD REVIEW (AO)
03/01/08	PLANNING SUBMITTAL (AO)
04/07/08	REVISED ZD (o)
06/29/09	PLANNING SUBMITTAL (TOWER)
09/14/09	REVISED ZD (ro)
09/23/09	PLANNING COMMENTS (oo)
11/13/09	LANDSCAPE REVISION
12/11/09	LANDSCAPE REVISION 2 (jbb)
12/14/09	LANDSCAPE REVISION 3 (oo)
01/08/10	REVISED ZD (jb)

SHEET TITLE

EXTERIOR ELEVATIONS

PROJECTS\verizon\06023zd\06023z45.dwg



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IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME

PADRE GOLD TOWER

PROJECT NUMBER

97765

7245 LINDA VISTA ROAD
SAN DIEGO, CA 92111

SAN DIEGO COUNTY

DRAWING DATES

03/01/06	PLANNING SUBMITTAL (AO)
04/07/06	REVISED 2D (a)
06/29/06	PLANNING SUBMITTAL (TOWER)
08/14/06	REVISED 2D (REV)
09/23/06	PLANNING COMMENTS (es)
11/13/06	LANDSCAPE REVISION
12/11/06	LANDSCAPE REVISIONS 2 (Job)
12/14/06	LANDSCAPE REVISION 3 (ao)
01/11/07	REVISED 2D (jb)

SHEET TITLE

LANDSCAPE DEVELOPMENT PLAN

PROJECTS\verizon\06023zd\06023zlt.dwg

PLANTING NOTES

1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED.
2. TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRAINAGE FLOW LINE, SEWER LINE, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
3. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES, WHERE A PAVING SURFACE IS LOCATED WITHIN 5' OF A TREE'S TRUNK. ROOT BARRIERS SHALL EXTEND FOUR FEET IN EACH DIRECTION FROM THE CENTER LINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 8 FEET. INSTALLING ROOT BARRIERS AROUND THE ROOT BALL IS UNACCEPTABLE.
4. TREES WILL BE LOCATED A MINIMUM DISTANCE OF 2 FEET FROM ANY PAVING SURFACE, CURB, WALL OR CONCRETE MOW STRIP.
5. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF MULCH.
6. PLANTING INSTALLATION CRITERIA:
ALL PROPOSED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL-DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
7. PLANTING MAINTENANCE CRITERIA:
ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LAND DEVELOPMENTS MANUAL LANDSCAPE STANDARDS.
8. MINIMUM TREE SEPARATION DISTANCE IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE:
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET ABOVE GROUND UTILITY STRUCTURES - 10 FEET
UNDERGROUND UTILITY LINES - 5 FEET DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
9. IRRIGATION: AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
10. VERIZON WIRELESS IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA. CONTACT:
P.O. BOX 19707
IRVINE, CALIFORNIA 92623-9707
(949) 222-7000

A LANDSCAPE MAINTENANCE AGREEMENT MAY BE REQUIRED FOR THE AREAS WITHIN THE RIGHT-OF-WAY AND ANY LARGE REVEGETATED AREAS VISIBLE TO THE PUBLIC UNTIL SUCH TIME AS AN APPROVED ENTITY CAN ASSUME MAINTENANCE RESPONSIBILITIES.

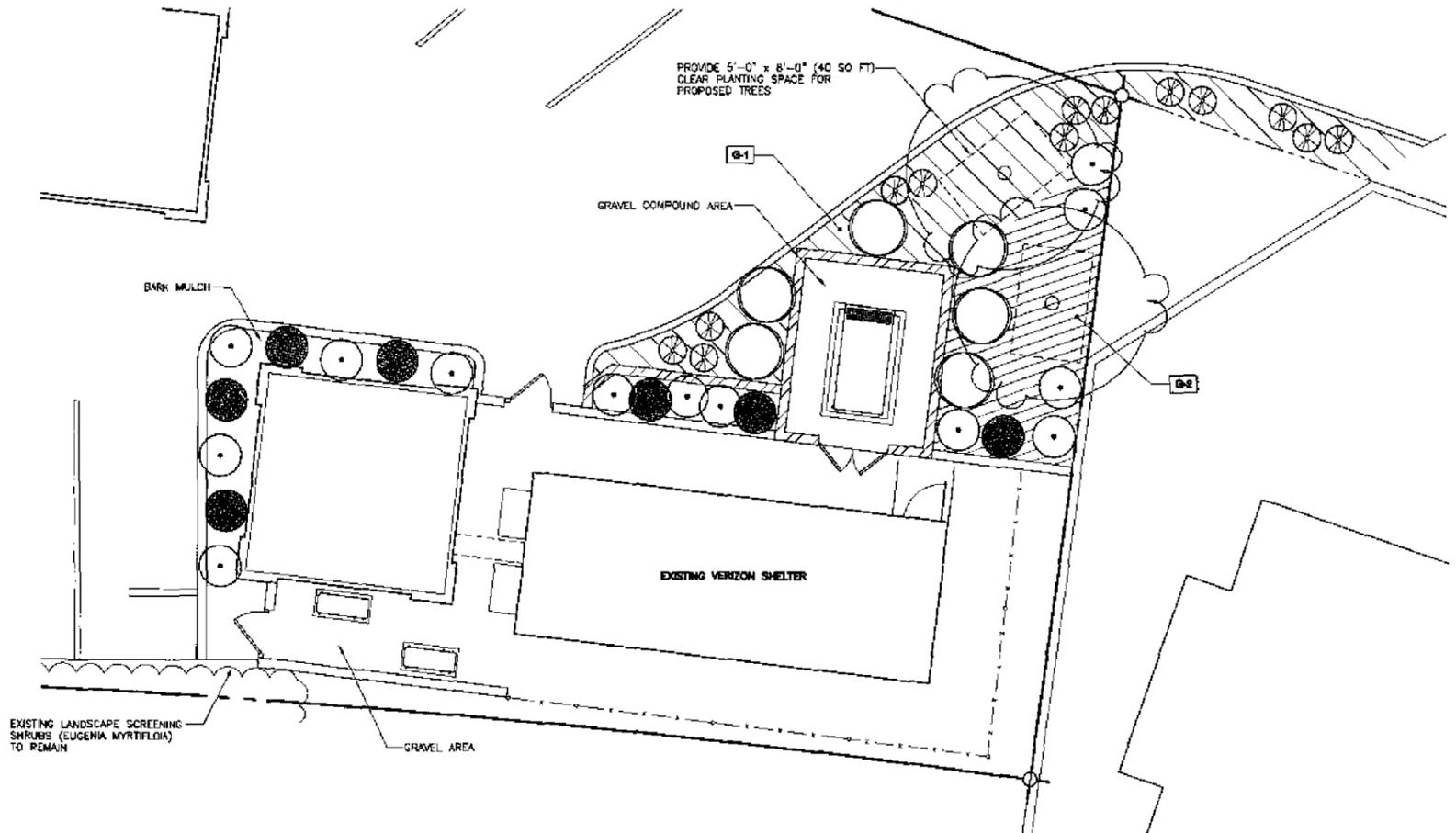
11. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY VERIZON WIRELESS. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

WATER CONSERVATION NOTES

1. ALL LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION AND MAINTENANCE, SHALL CONFORM TO LANDSCAPE REGULATIONS AND ALL OTHER CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND ALL OTHER APPLICABLE CITY AND REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
2. PLANT MATERIAL SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
3. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA.
4. ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEMS USING LOW PRECIPITATION FIXED AND POP UP SPRAY HEADS.
5. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
5. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
7. ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE PART OF THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM FOR THE SITE.
8. SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVER-SPRAY, PONDING, OR RUN-OFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS.
9. BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUN-OFF, OVER-SPRAY AND MISTING.
10. IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING ON SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS.

PROPOSED PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM & FUNCTION	PLANTING SIZE	MATURE HEIGHT & SPREAD	QUANTITY
	PODOCARPUS HENKLEYI	LONG LEAF YELLOW WOOD	ACCENT TREE	24" BOX	30'-40' HEIGHT 25'-30' SPREAD	2
	KOELERIA BIPINNATA	CHINESE FLAME TREE		36" BOX	20'-40' HEIGHT 20'-40' SPREAD	
	EUGENIA MYRTIFOLIA	BRUSH CHERRY	LARGE EVERGREEN SCREENING SHRUB	5 GAL.	15'-0" HEIGHT 5'-0" SPREAD	6
	STRELITZIA REGINAE	BIRD OF PARADISE	DECORATIVE COLOR	5 GAL.	3'-0" HEIGHT 6'-0" SPREAD	13
	RHAMPHILEPIS INDICA	INDIAN HAWTHORN	EVERGREEN DECORATIVE SCREENING	5 GAL.	5'-0" HEIGHT 8'-0" SPREAD	13
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS (TINY TOWER)	COLUMNAR FORM	1.5 GAL.	15'-30' HEIGHT 8'-0" SPREAD	7
	OSTEOSPERMUM FRUTICOSUM	FREEWAY DAISY	EVERGREEN GROUND COVER	FLAT	1'-6" HEIGHT 6'-0" SPREAD	-
	LANTANA MONTEVIDENSIS "DWARF CARNIVAL"	DWARF LAVENDAR LANTANA	EVERGREEN GROUND COVER	FLAT	1'-6" HEIGHT 4'-0" SPREAD	-
	GAZANIA LINEARS	GAZANIA	EVERGREEN GROUND COVER	FLAT	6" HEIGHT 1'-0" SPREAD	-



LANDSCAPE DEVELOPMENT PLAN
SCALE: N.T.S.





PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME

PADRE GOLD TOWER

PROJECT NUMBER

97765

7245 LINDA VISTA ROAD
SAN DIEGO, CA 92111
SAN DIEGO COUNTY

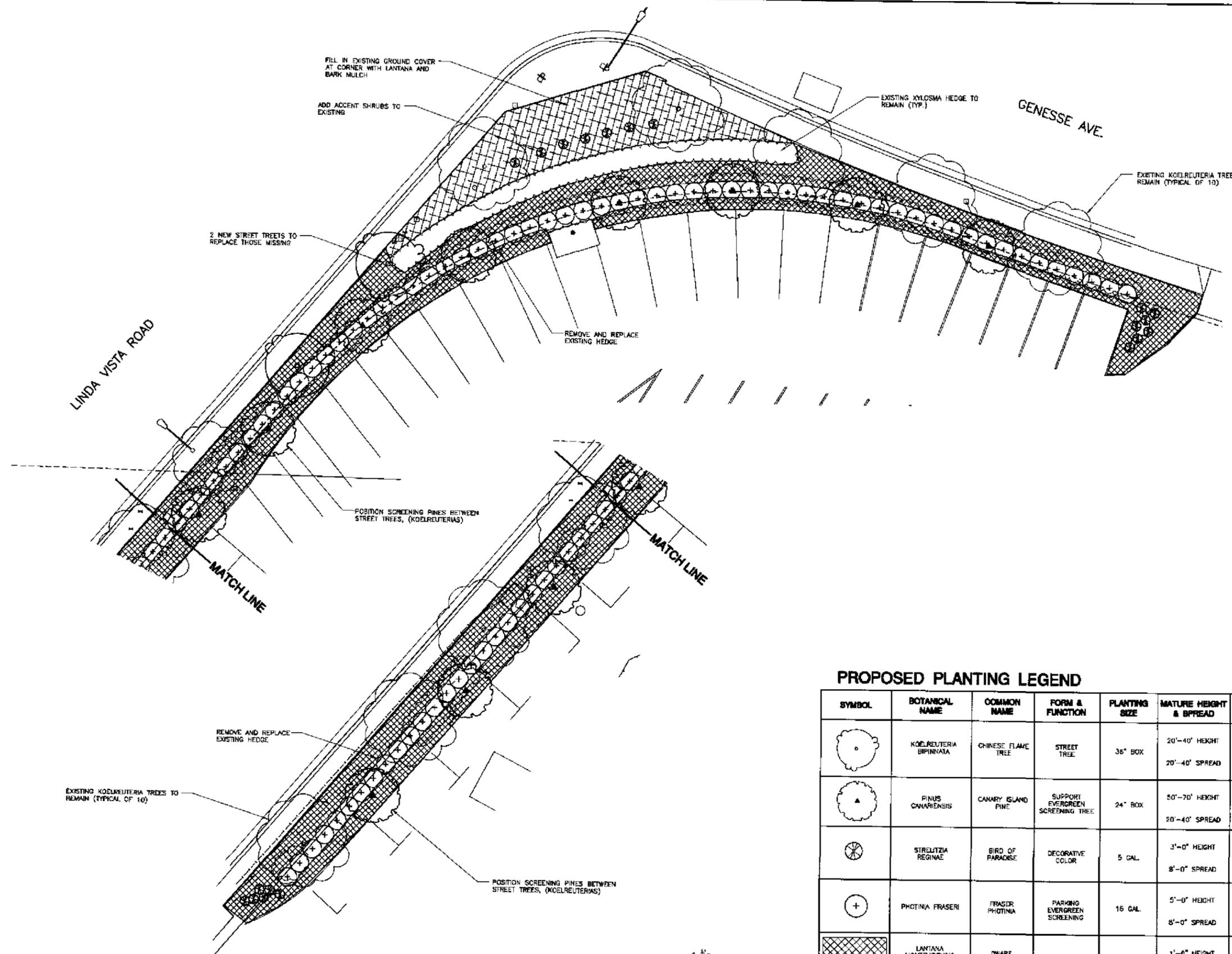
DRAWING DATES

11/13/09	LANDSCAPE REVISION
12/11/09	LANDSCAPE REVISIONS 2 (job)
12/14/09	LANDSCAPE REVISION (sc)
01/11/10	REVISED 2D (jb)

SHEET TITLE

LANDSCAPE DEVELOPMENT PLAN

PROJECTS\verizon\060232a\080232xL2.dwg



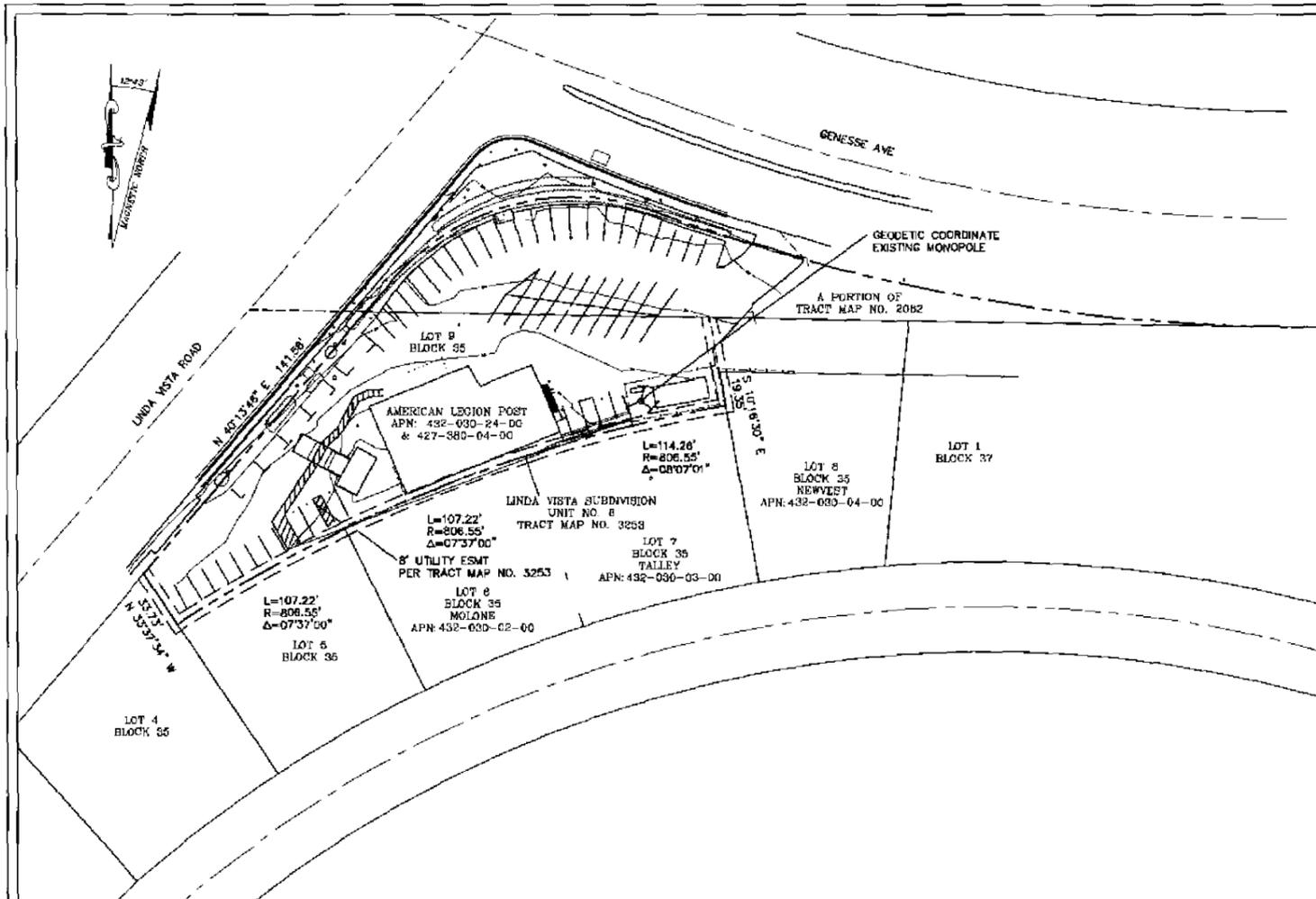
PROPOSED PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM & FUNCTION	PLANTING SIZE	MATURE HEIGHT & SPREAD	QUANTITY
	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	STREET TREE	36" BOX	20'-40" HEIGHT 20'-40" SPREAD	2
	PINUS CANARIENSIS	CANARY ISLAND PINE	SUPPORT EVERGREEN SCREENING TREE	24" BOX	50'-70" HEIGHT 20'-40" SPREAD	11
	STRELITZIA REGINAE	BIRD OF PARADISE	DECORATIVE COLOR	5 GAL.	3'-0" HEIGHT 8'-0" SPREAD	7
	PHOTINIA FRASERI	FRASER PHOTINIA	PARKING EVERGREEN SCREENING	16 GAL.	5'-0" HEIGHT 8'-0" SPREAD	85
	LANTANA MONTEVIDENSIS "DWARF CARINVAL"	DWARF LAVENDER LANTANA	EVERGREEN GROUND COVER	FLAT	1'-8" HEIGHT 4'-0" SPREAD	-

LANDSCAPE DEVELOPMENT PLAN

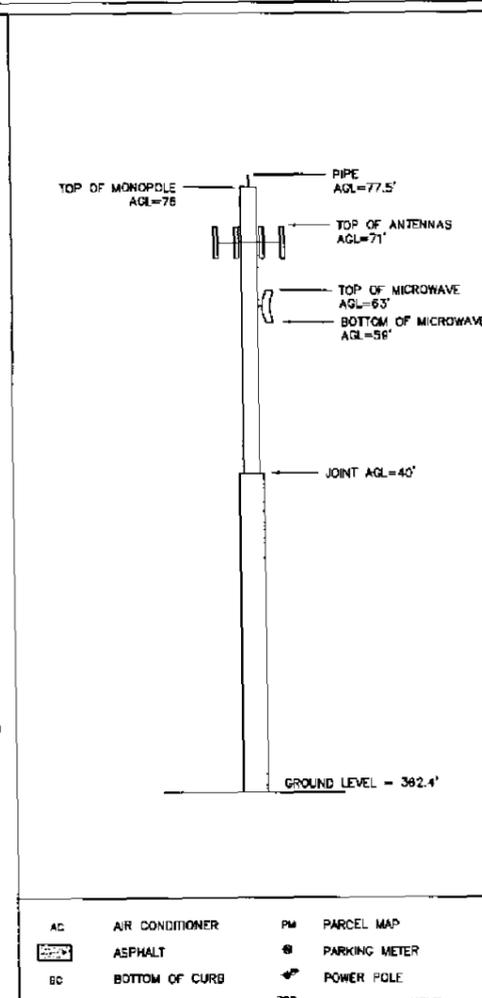
SCALE: 1/8"=1'-0"





ADD. LEGEND

BC	BOTTOM OF CURB
EP	EDGE OF PAYMENT
FL	FLOWLINE CURB & CUTTER
FLAG	FLAG TOP
GENER	GENERATOR
NG	GROUND ELEVATION
PATCH	PATCH UTILITY UNDERGROUND
PS	PAINT STRIPING
RFOH	ROOF OVERHANG
RPPA	ROOF PARAPET
SW	SIDEWALK
TC	TOP OF CURB
TOA	TOP OF ANTENNA
TRTP	TREE TOP
---	BOUNDARY LINE
---	MISC. PROPERTY LINE
---	MISC. TIE LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
x---	FENCE LINE
---	ROOF OVERHANG



DATE: 9/23/2009
 SURVEYOR: DAVID A. FLOYD
 DRAWN BY: DAF
 CHECK BY: DAF

REVISIONS			
REV	DATE	DESCRIPTION	BY
1.	12/31/08	FIRST SUBMITTAL	DAF
2.	9/23/09	1929 DATUM	DAF

Booth Suarez &
 ARCHITECTURE & PLANNING
 1400 15th Street, Suite 1000, San Diego, CA 92101
 (619) 594-8800

verizon WIRELESS
 1448 SAND CANYON AVENUE
 IRVINE, CA 92614
 BUILDING 10 FLOOR 10

OVERALL SITE PLAN

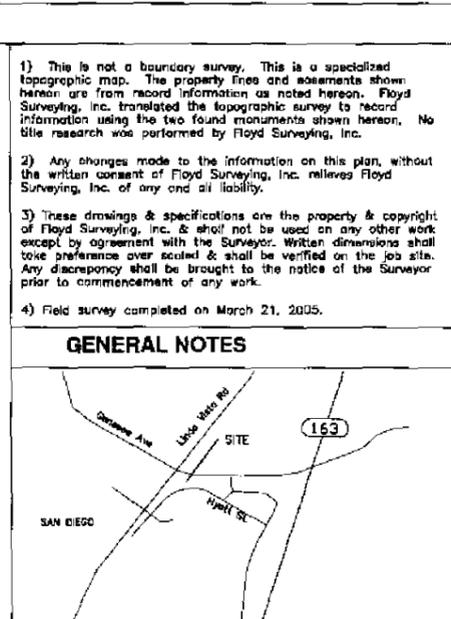
XXXXXXXXXXXXXXXXXXXX

1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying, Inc. translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying, Inc.

2) Any changes made to the information on this plan, without the written consent of Floyd Surveying, Inc. relieves Floyd Surveying, Inc. of any and all liability.

3) These drawings & specifications are the property & copyright of Floyd Surveying, Inc. & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.

4) Field survey completed on March 21, 2005.



(DEED; WAITING FOR TITLE)

OWNER'S NAME: AMERICAN LEGION POST NO. 731

ASSESSOR'S PARCEL NUMBER(S) 427-380-04-00
 432-030-24-00

(NAD 83; Epoch 2002)
 LATITUDE LONGITUDE
 MONOPOLE: 32°47'27.64" North 117°09'56.06" West

BASIS OF BEARINGS:
 THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.80 SOFTWARE.

BASIS OF ELEVATIONS: NGVD 1929
 ELEVATIONS ARE BASED ON SAN DIEGO BENCHMARK NO. 11807, FOUND AT THE NESE OF LINDA VISTA ROAD AND GENESSEE AVENUE. ELEVATION = 354.453'.

SITE TEMPORARY BENCHMARK:
 BENCHMARK IS A PK MAIL SET WITH A 1" DISC LOCATED NORTHWEST OF LEASE AREA IN PARKING LOT. ELEVATION = 355.17'. AS SHOWN HEREON.

SITE DATA
 FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program:
 County: San Diego Effective Date: 6/19/1997
 Panel: 1616 Community-Panel Number: 0607301616 F
 The Flood Zone Designation for this site is: ZONE - X

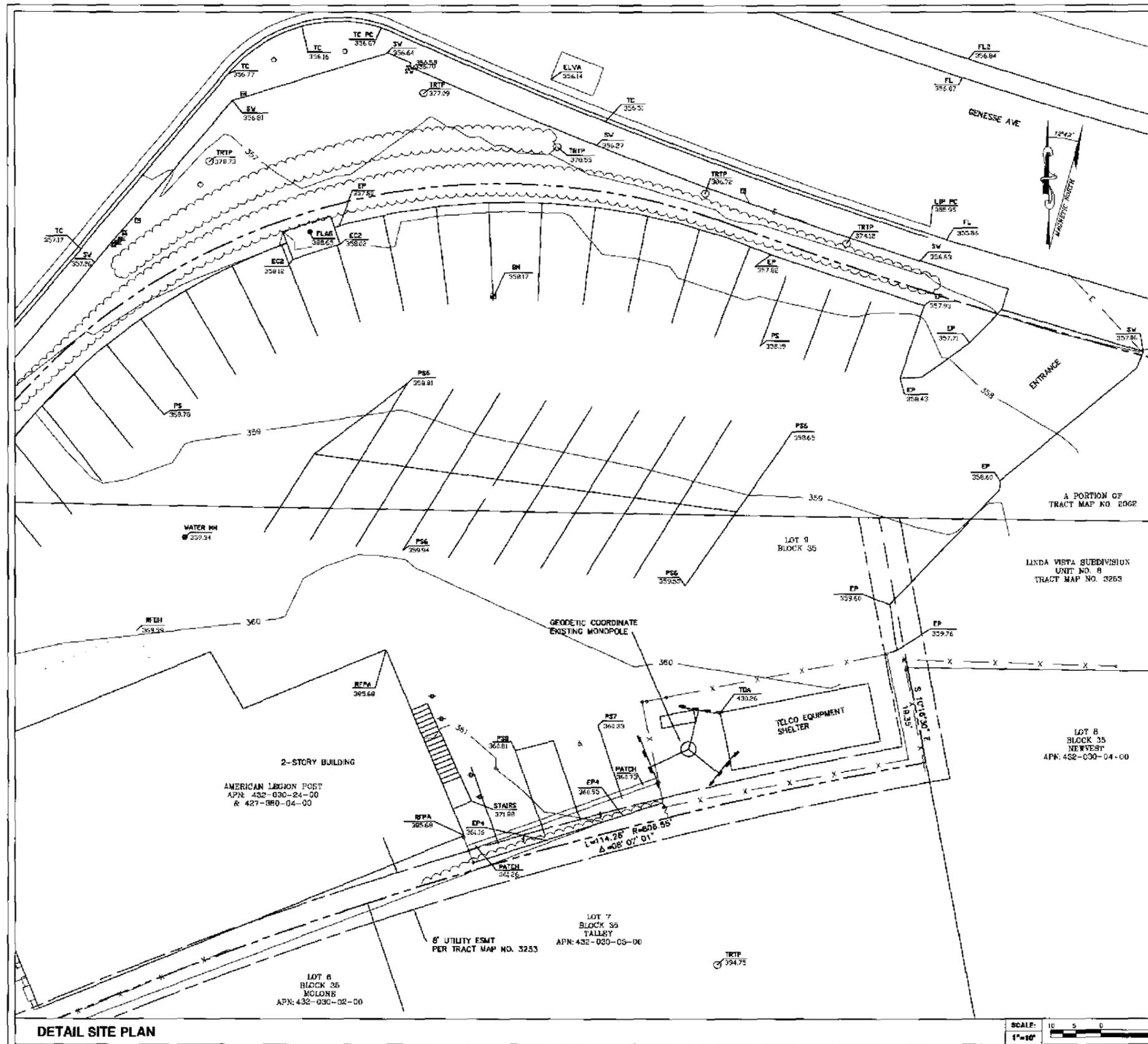
AC	AIR CONDITIONER	PM	PARCEL MAP
ASPH	ASPHALT	PM	PARKING METER
BC	BOTTOM OF CURB	PP	POWER POLE
BUILDG	BUILDING	ROS	RECORD OF SURVEY
BOLL	BOLLARD	ROD	ROOF DRAIN
CONC	CONCRETE	RO	ROOF OUTLET
CP	CONTROL POINT	RTOP	ROOF TOP
DOOR	DOOR	RV	ROOF VENT
EB	ELECTRIC BOX	SS	SANITARY SEWER MANHOLE
FENCE	FENCE	SC	SEWER CLEAN OUT
FH	FIRE HYDRANT	SP	SIGN POST
FM	FOUND MONUMENT	SE	SPOT ELEVATION
GM	GAS METER	SK	SPRINKLER
GV	GAS VALVE	SD	STORM DRAIN MANHOLE
GPS	GPS POINT	TB	TELEPHONE BOX
GR	GUARD RAIL	TM	TELEPHONE MANHOLE
GA	GUY ANCHOR	TP	TELEPHONE PEDISTAL
HTR	HEATER	TBM	TEMPORARY BENCHMARK
INLET	INLET	TR	TITLE REPORT EXCEPTION
IB	IRRIGATION BOX	TC	TOP OF CURB
IV	IRRIGATION VALVE	TSC	TRAFFIC SIGNAL BOX
LB	LIGHT BUILDING	TP	TRAFFIC SIGNAL POLE
LG	LIGHT GROUND	T	TREE
LST	LIGHT STREET	UP	UTILITY POLE
MD	MEASURED DISTANCE	WM	WATER METER
MW	MONITORING WELL		

SCALE: 1"=40'

LEGEND

FLOYD SURVEYING, INC.
 2553 WAGON WHEEL ROAD
 NORCO, CA 92860
 OFFICE/FAX (951) 738-7949
 EMAIL: fsl@floydsurveying.com

SITE NAME: PADRE GOLD
 SITE NUMBER:
 SITE LOCATION: 7245 LINDA VISTA ROAD
 SAN DIEGO, CA 92111
 TITLE: SITE SURVEY
 SHEET NUMBER: C-1



ADD. LEGEND

BC	BOTTOM OF CURB	PM	PARCEL MAP
EP	EDGE OF PAVEMENT	⊙	PARKING METER
FL	FLOWLINE CURB & GUTTER	⚡	POWER POLE
FLAG	FLAG TOP	RS	RECORD OF SURVEY
GENER	GENERATOR	⊙	ROOF DRAIN
NG	GROUND ELEVATION	⊙	ROOF OUTLET
PATCH	PATCH UTILITY UNDERGROUND	RTOP	ROOF TOP
PS	PAINT STRIPING	⊙	ROOF VENT
RFQH	ROOF OVERHANG	⊙	SANITARY SEWER MANHOLE
RFPA	ROOF PARAPET	⊙	SEWER CLEAN OUT
SW	SIDEWALK	⊙	SIGN POST
TC	TOP OF CURB	EL=00.0	SPOT ELEVATION
TOA	TOP OF ANTENNA	⊙	SPRINKLER
TRIP	TREE TOP	⊙	STORM DRAIN MANHOLE
---	BOUNDARY LINE	⊙	TELEPHONE BOX
---	MISC. PROPERTY LINE	⊙	TELEPHONE MANHOLE
---	MISC. TIE LINE	⊙	TELEPHONE PEDISTAL
---	RIGHT-OF-WAY LINE	⊙	TEMPORARY BENCHMARK
---	EASEMENT LINE	⊕	TITLE REPORT EXCEPTION
---	FENCE LINE	TC	TOP OF CURB
---	ROOF OVERHANG	⊙	TRAFFIC SIGNAL BOX
		⊙	TRAFFIC SIGNAL POLE
		⊙	TREE
		⊙	UTILITY POLE
		⊙	WATER METER

1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown herein are from record information as noted herein. Floyd Surveying, Inc. translated the topographic survey to record information using the two found monuments shown herein. No title research was performed by Floyd Surveying, Inc.

2) Any changes made to the information on this plan, without the written consent of Floyd Surveying, Inc. relieves Floyd Surveying, Inc. of any and all liability.

3) These drawings & specifications are the property & copyright of Floyd Surveying, Inc. & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.

4) Field survey completed on March 21, 2005.

DATE: 9/23/2009
 SURVEYOR: DAVID A. FLOYD
 DRAWN BY: DAF
 CHECK BY: DAF

REVISIONS			
REV	DATE	DESCRIPTION	BY
1.	12/31/08	FIRST SUBMITTAL	DAF
2.	9/23/09	1829 DATUM	DAF

Booth Suarez &
 ARCHITECTURE & PLANNING
 1100 W. 43RD ST. SUITE 100
 IRVINE, CA 92614
 TEL: 949.441.1111 FAX: 949.441.1112

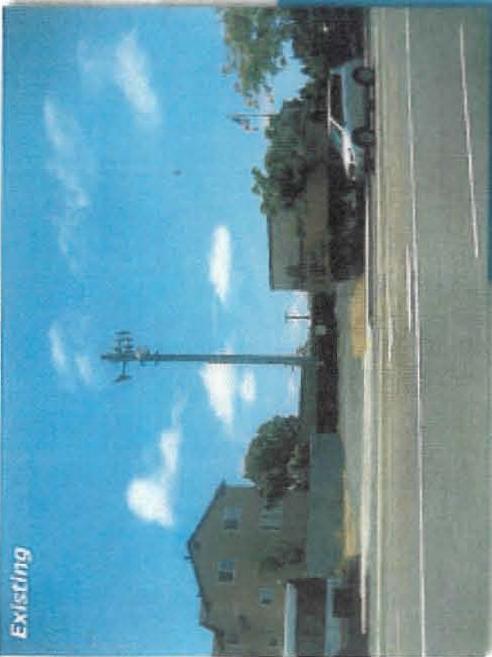
verizon WIRELESS
 1000 SAND CANYON AVENUE
 IRVINE, CA 92618
 BUILDING 10 1ST FLOOR

FLOYD SURVEYING, INC.
 2553 WAGON WHEEL ROAD
 NORCO, CA 92880
 OFFICE/FAX (951) 739-7945
 EMAIL: info@floydsurveying.com

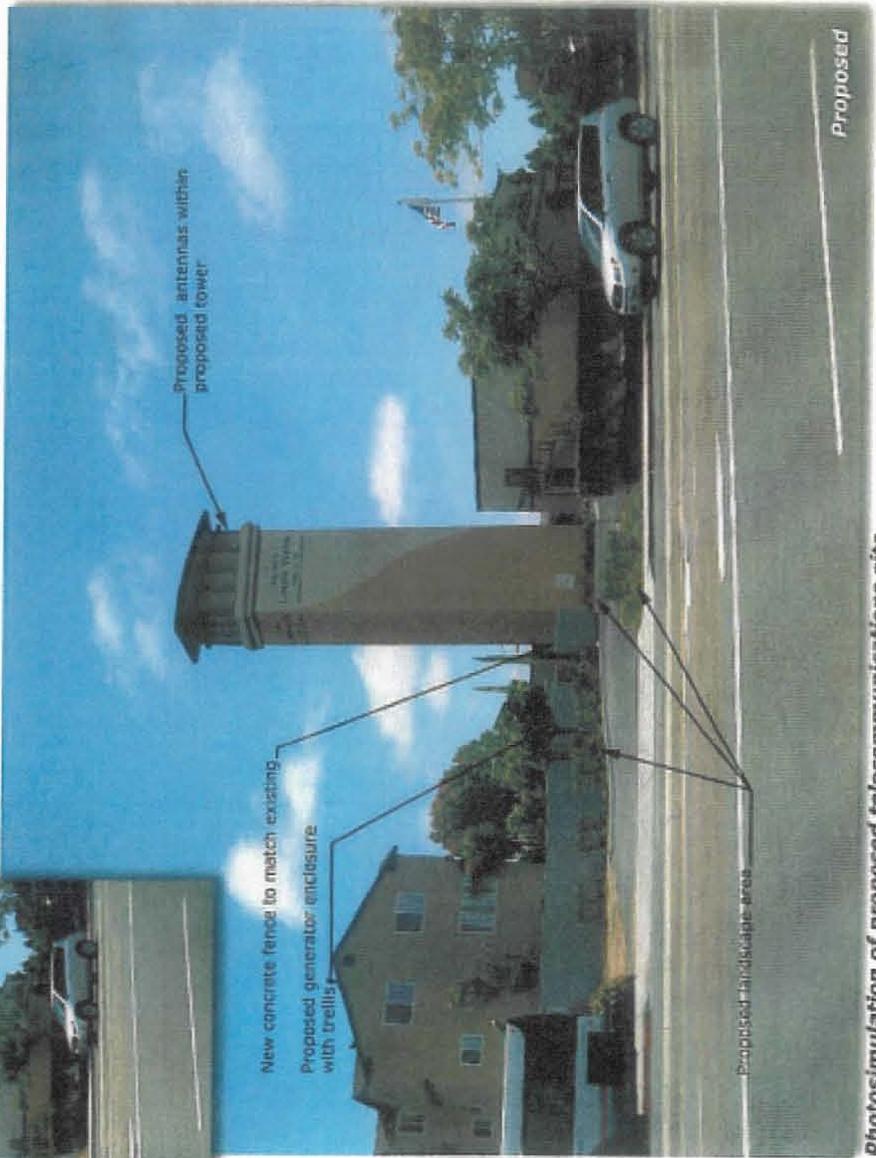
David A. Floyd
 No. 7678
 Exp. 12/31/2010
 STATE OF CALIFORNIA

SITE NAME: PADRE GOLD
 SITE NUMBER:
 SITE LOCATION: 7245 LINDA VISTA ROAD SAN DIEGO, CA 92111
 TITLE: SITE SURVEY
 SHEET NUMBER: C-2

DESIGN 1



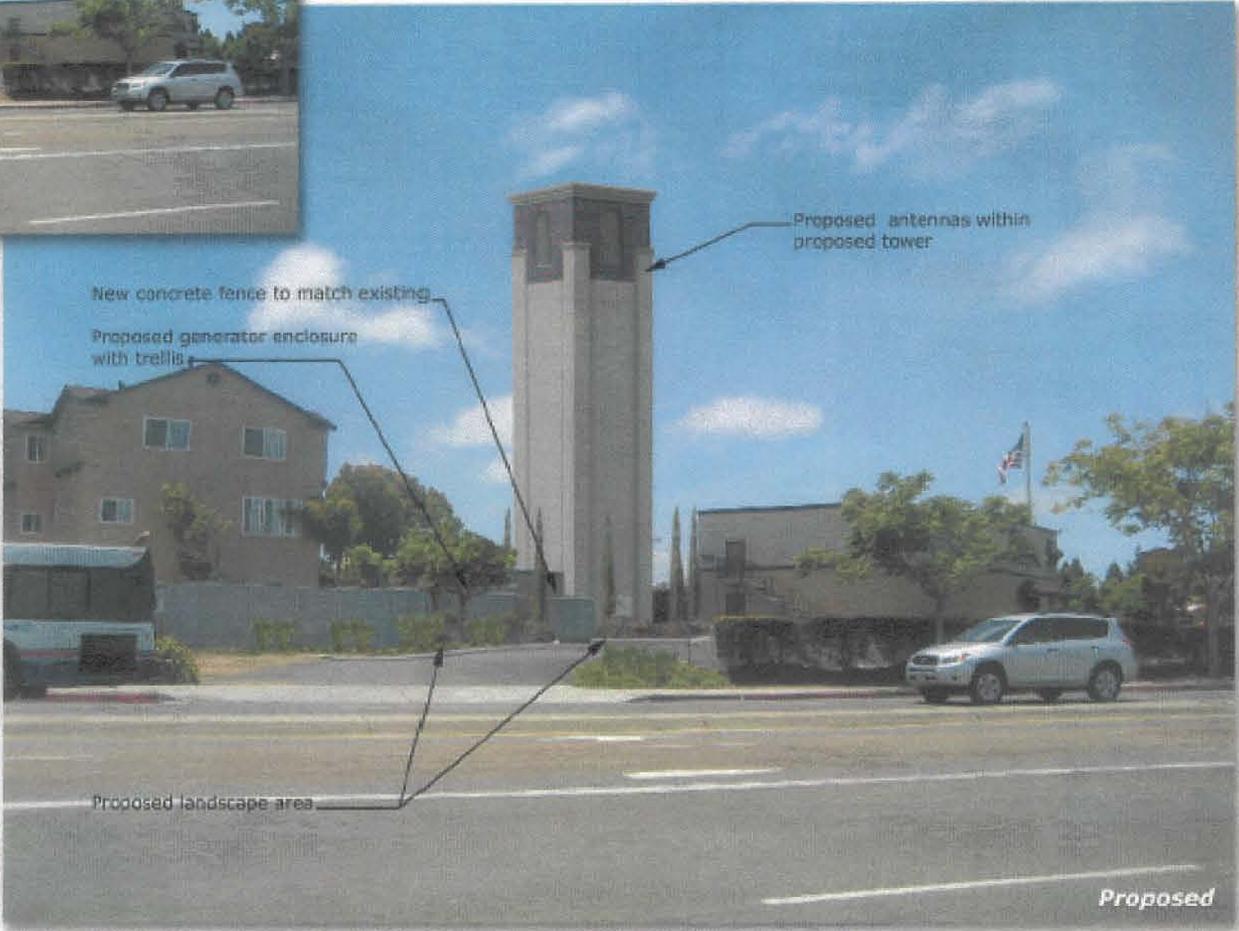
Padre Gold
7245 Linda Vista Rd.
San Diego, CA 92111



Photosimulation of proposed telecommunications site

DESIGN 2

Padre Gold
7245 Linda Vista Rd.
San Diego, CA 92111



Photosimulation of proposed telecommunications site

LC # 1995-0512360
09-NOV-1995 02:27 PM

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

AND WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501

1625

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY SMITH, COUNTY RECORDER
RF: 12.00 FEES: 28.00
AF: 15.00
MF: 1.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 95-0251
PLANNING COMMISSION

This Conditional Use Permit is granted by the Planning Commission of the City of San Diego to American Legion Linda Vista Post 731, Owner, AIRTOUCH, Permittee, pursuant to Section 101.0510 of the Municipal Code of the City of San Diego.

1. Subject to the terms and conditions set forth in this permit, permission is granted to Owner/Permittee to construct a 390-square-foot unmanned cellular communication facility at 7245 Linda Vista Road located at the intersection of Linda Vista Road and Genesee Avenue, also described as Lot 9, Block 35, Linda Vista Subdivision, Map No. 3253 in the City of San Diego, County of San Diego, State of California, in the CA Zone.
2. The facility shall consist of the following:
 - a. A 390-square-foot equipment building and a 75-foot-high monopole (90 feet high including 30 panels, 6 whips and up to 4 digital dish antennas);
 - b. A six-foot-high chainlink fence surrounding the 1,100-square-foot lease area;
 - c. Off-street parking to be located outside the fence in the existing parking lot;
 - d. Additional street trees as identified on Exhibit "A"; and
 - e. Accessory uses as may be determined incidental and approved by the Planning Commission.
3. One parking space shall be provided in the existing parking lot of the American Legion facility.

ORIGINAL

4. No permit for construction of any facility shall be granted nor shall any activity authorized by this permit be conducted on the premises until:

- a. The Permittee signs and returns the permit to the Development Services Department, DEP Division;
- b. The Conditional Use Permit is recorded by the Development Services Department in the office of the County Recorder.

5. Before issuance of any building permits, complete grading and building plans shall be submitted to the Development Services Director for approval. Plans shall be in substantial conformance to Exhibit "A," dated September 28, 1995, on file in the office of the Development Services Department, DEP Division. No change, modifications or alterations shall be made unless substantial conformance review or amendment of this permit shall have been granted.

6. Prior to the issuance of any building permits, the applicant shall:

- a. Ensure that building address numbers are visible and legible from the street (UFC 10.208).
- b. Show the location of all fire hydrants on the plot plan (UFC 10.301).

7. Before issuance of any grading or building permits, a complete landscape plan, including a temporary irrigation system, shall be submitted to the Development Services Director for approval. The plans shall be in substantial conformance to Exhibit "A," dated September 28, 1995, on file in the office of the Development Services Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended and is to be maintained in a disease-, weed- and litter-free condition at all times.

8. The trees shall be permanently irrigated in accordance with the City of San Diego *Landscape Technical Manual*.

9. Prior to the issuance of any building permits, the applicant shall assure by permit and bond the installation of a five-foot wide sidewalk, with minimum four-foot width around obstructions and 4:1 transitions, adjacent to this site on Linda Vista Road and Genesee Avenue in a manner satisfactory to the City Engineer.

1627

10. Prior to the issuance of any building permits, the applicant shall obtain an Encroachment Removal Agreement from the City Engineer for the proposed landscaping to be located within the public right-of-way.

11. This Conditional Use Permit must be used within 36 months after the date of City approval or the permit shall be void. An Extension of Time may be granted as set forth in Section 111.1122 of the Municipal Code. Any extension of time shall be subject to all standards and criteria in effect at the time the extension is applied for.

12. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.

13. This Conditional Use Permit is granted for a period of ten (10) years from September 28, 1995, at which time it will become null and void unless a new application for a Conditional Use Permit is applied for an approved under the procedures in effect at that time. At such time as the Conditional Use Permit expires or ceases to be utilized, all antennas and equipment will be removed from the site by the last operator of the use.

14. The applicant/lessee shall have the option to sublease a portion of the monopole for the purpose of co-location of a cellular communications facility. Plan submittal and review of the co-location option shall be made available through the Substantial Conformance Review Process, of the Development and Environmental Planning Division. The purpose and intent in granting this option is to reduce the need for additional monopole facilities within the surrounding community.

15. This Conditional Use Permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit.

16. This Conditional Use Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.

17. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this discretionary permit. It is the intent of the City that the holder of this permit be required

ORIGINAL

.628

to comply with each and every condition in order to be afforded special rights which the holder of the Permit is obtaining as a result of this permit. It is the intent of the City that the owner of the property which is the subject of this permit either utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the alternative, that the owner of the property be allowed the special and extraordinary rights conveyed by this permit, but only if the owner complies with all the conditions of this permit.

In the event that any condition of this permit, on a legal challenge by the Owner/Permittee of this permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this permit shall be void. However, in such event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition back to the discretionary body which approved the permit for a determination by that body as to whether all of the findings necessary for the issuance of the permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove or modify the proposed permit and the condition(s) contained therein.

18. The issuance of this permit by the City of San Diego does not authorize the applicant for said permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. Section 1531 et seq.).

Passed and adopted by the Planning Commission of the City of San Diego on September 28, 1995.

PERMITS[AVL]7458

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1.29

PLANNING COMMISSION RESOLUTION NO. 2212-PC
GRANTING CONDITIONAL USE PERMIT NO. 95-0251

WHEREAS, on September 28, 1995, American Legion Post, Owner, AIRTOUCH, Permittee, filed an application for a Conditional Use Permit to construct and operate a 390-square-foot (unmanned Cellular Facility) Equipment Building and a 75-foot high antenna support monopole (90-feet including the whip antennae located at 7245 Linda Vista Road also described as Lot 9, Block 35, Linda Vista Subdivision, Map No. 3253 in the City of San Diego, County of San Diego, State of California, in the CA Zone in the Linda Vista Community; and

WHEREAS, on September 28, 1995, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 95-0251, pursuant to Section 101.0510 of the Municipal Code of the City of San Diego; and NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

1. That the Planning Commission adopted the following written Findings, dated September 28, 1995:

- A. **THE PROPOSED USE WILL FULFILL AN INDIVIDUAL AND COMMUNITY NEED AND WILL NOT ADVERSELY AFFECT THE GENERAL PLAN OR THE COMMUNITY PLAN.**

The project site is designated for CA (Area Shopping Center) by the General Plan and the Linda Vista Community Plan. Nevertheless, particular uses which fulfill individual and community needs are permitted in residential and other zones by conditional use permit. This project will not adversely impact the General Plan nor the Linda Vista Community Plan. Street trees and neutral colors on exterior surfaces will effectively screen the facility and allow the fence, equipment building to blend with surrounding vistas.

- B. **THE PROPOSED USE, BECAUSE OF CONDITIONS THAT HAVE BEEN APPLIED TO IT, WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE AREA AND WILL NOT ADVERSELY AFFECT OTHER PROPERTY IN THE VICINITY.**

Radio frequency energy transmission from the proposed antenna system would not result in significant health and safety risks to the surrounding area. The transmissions would have a maximum of 5.8 microwatts per square centimeter, well below the accepted safety standard of 580 microwatts per square

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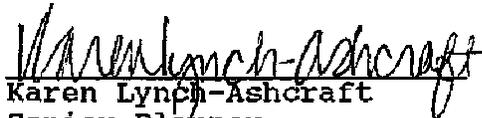
centimeter established by the American National Standards Institute and the National Council on Radiation Protection.

C. THE PROPOSED USE WILL COMPLY WITH THE RELEVANT REGULATIONS IN THE MUNICIPAL CODE.

The proposed facility complies with the relevant regulations in the Municipal Code. Landscape screening of the equipment building will be provided. One parking space will be designated for use by Airtouch and will meet the parking requirement for this project.

2. That said Findings are supported by maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED that, based on the Findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 95-0251 is hereby GRANTED to Owner/Permittee in the form and with the terms and conditions set forth in Conditional Use Permit No. 95-0251, a copy of which is attached hereto and made a part hereof.


Karen Lynch-Ashcraft
Senior Planner


Linda Lugano
Legislative Recorder to
the Planning Commission

ALL-PURPOSE CERTIFICATE

Type/Number of Document CUP 95-0251

Date of Approval September 28, 1995

STATE OF CALIFORNIA

K. Lynch-Ashcraft
Karen Lynch Ashcraft, Senior Planner

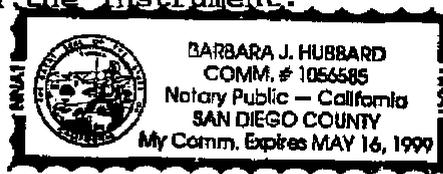
COUNTY OF SAN DIEGO

On October 21, 1995 before me, BARBARA J. HUBBARD (Notary Public), personally appeared Karen Lynch Ashcraft, Senior Planner of the Development Services Department of the City of San Diego, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Barbara J. Hubbard
Barbara J. Hubbard



(Seal)

PERMITTEE(S) SIGNATURE/NOTARIZATION:

THE UNDERSIGNED PERMITTEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF PERMITTEE(S) THEREUNDER.

Signed

[Signature]

Typed Name

AIRTOUCH CELLULAR
KEVIN MCGEE

Signed

[Signature]

Typed Name

AMERICAN LEGION LINDA VISTA POST 731
FRED FAUCHER

STATE OF

California

COUNTY OF

San Diego

On November 8, 1995 before me, Kevin Lawrence (Name of Notary Public) personally appeared Kevin McGee personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Kevin McGee



(Seal)

ORIGINAL

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On November 8, 1995 before me, Kevin Lawrence, Notary Public

DATE

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Fred faucher

NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Kevin Lawrence
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

DESCRIPTION OF ATTACHED DOCUMENT

- INDIVIDUAL
- CORPORATE OFFICER

TITLE OR TYPE OF DOCUMENT

- TITLE(S)
- PARTNER(S) LIMITED
 - GENERAL
 - ATTORNEY-IN-FACT
 - TRUSTEE(S)
 - GUARDIAN/CONSERVATOR
 - OTHER: _____

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

SIGNER(S) OTHER THAN NAMED ABOVE



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment Other _____

Project Title _____ Project No. For City Use Only _____

Padre Gold

Project Address:

7245 Linda Vista Road

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Name of individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Name of individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Name of individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

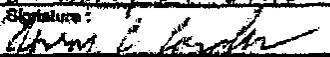
City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

This information is available in alternative formats for persons with disabilities.
 Be sure to see us on the World Wide Web at www.sandiego.gov/development-services

DS-318 (5-05)

Project Title: Fedco Gold - Existing Wireless Telecommunications Facility	Project No. (For City Use Only)
Part II - To be completed when property is held by a corporation or partnership.	
Legal Status (please check):	
<input checked="" type="checkbox"/> Corporation (<input type="checkbox"/> Limited Liability -or- <input type="checkbox"/> General) What State? _____ Corporate Identification No. _____	
<input type="checkbox"/> Partnership	
By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit; all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached <input type="checkbox"/> Yes <input type="checkbox"/> No	
Corporate/Partnership Name (type or print): Verizon Wireless (VAW) LLC d/b/a Verizon Wireless	Corporate/Partnership Name (type or print): American Legion Post 731 Department of California
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address: 15505 Sand Canyon Avenue, Bldg D-1	Street Address: 7245 Linda Vista Road
City/State/Zip: Irvine CA 92618	City/State/Zip: San Diego, CA 92111
Phone No: 949-286-7000	Phone No: 618-277-8681
Fax No: 949-285-8010	Fax No:
Name of Corporate Officer/Partner (type or print): Project Manager - Network	Name of Corporate Officer/Partner (type or print): JERRY E. CORDER / OWNER
Title (type or print): Erica Chong	Title (type or print): Jerry E. Corder
Signature:  Date: March 2, 2006	Signature:  Date: 3-3-06
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No:	Phone No:
Fax No:	Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature:	Signature:
Date:	Date:
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No:	Phone No:
Fax No:	Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature:	Signature:
Date:	Date:

DEVELOPMENT SERVICES
Project Chronology
VERIZON – PADRE GOLD
CONDITIONAL USE/PLANNED DEVELOPMENT PERMIT- PROJECT NO. 97765

Date	Action	Description	City Review Time	Applicant Response Time
3/4/06	First Submittal	Project Deemed Complete – Existing monopole		
4/3/06	CEQA Exemption		30 days	
4/11/06	First Submittal Assessment Letter	Initial Review completed	1 month, 7 days	
4/4/08	Second Submittal	Application for existing monopole		1 year, 11 months, 24 days
4/28/08	Second Submittal Assessment Letter		24 days	
10/16/08	Agree to disagree, project scheduled for Planning Commission	Verizon requested continuance to redesign	5 months, 18 days	
7/1/09	Third Submittal	Project submitted as a monopine		8 months, 15 days
7/30/09	Third Assessment Letter		29 days	
9/16/09	Fourth Submittal	Project submitted as an architectural tower		1 month, 17 days
10/1/09	Fourth Assessment Letter		15 days	
2/11/10	Fifth Submittal	Second architectural tower submitted as alternative		4 months, 10 days
2/17/10	Issues Resolved		6 days	
3/4/10	Planning Commission Hearing		15 days	
TOTAL CITY TIME			9 months, 8 days	
TOTAL APPLICANT TIME**				3 years, 2 months, 2 days
TOTAL PROJECT RUNNING TIME**		From Deemed Complete to Planning Commission Hearing	4 years	

**Based on 30 days equals to one month.

San Diego Municipal Code Chapter 14: General Regulations
(12-2001)

§141.0405 Communication Antennas

- (a) Section 141.0405 regulates the following communication antennas. Amateur (HAM) radio facilities or temporary telecommunication facilities necessitated by natural or man-made disasters are not regulated as communication antennas. Section 141.0405 does not apply to single dish antennas smaller than 24 inches in diameter or to remote panel antennas less than 24 inches in length and in width, except when associated with another telecommunication facility.
- (1) Minor telecommunication facilities: Antenna facilities used in wireless telephone services, paging systems, or similar services that comply with all development regulations of the underlying zone and overlay(s) and that meet the criteria in Section 141.0405(e)(1) or (2).
 - (2) Major telecommunication facilities: Antenna facilities that do not meet the criteria for minor telecommunication facilities in Section 141.0405(e)(1) or (2).
 - (3) Satellite antennas: Antennas capable of transmitting or receiving signals to or from a transmitter or a transmitter relay located in a planetary orbit. Satellite antennas include satellite earth stations, television-reception-only satellite antennas, and satellite microwave antennas.
- (b) General Rules for Telecommunication Facilities
All telecommunication facilities must comply with the following requirements:
- (1) All approved telecommunication facilities must comply with the Federal standards for RF radiation in accordance with the Telecommunication Act of 1996 or any subsequent amendment to the Act pertaining to RF radiation. Documentation shall be submitted to the City providing evidence that the cumulative field measurements of radiofrequency power densities for all antennas installed on the *premises* are below the Federal standards.
 - (2) Except in the event of an emergency, routine maintenance and inspection of telecommunication facilities located on residentially zoned *premises*, including all of the system components, shall occur during normal business hours between 8:00 a.m. and 5:00 p.m. Monday through Friday.

- (3) Antenna facilities or associated equipment proposed for installation in the *public right-of-way* are subject to the following regulations:
- (A) Antennas or associated equipment located in *public right-of way* which is adjacent to a residentially zoned *premises* may be permitted with a Neighborhood Use Permit.
 - (B) Antennas and associated equipment located in the *public right-of-way* adjacent to non-residentially zoned *premises* are subject to review and approval by the City Manager.
 - (C) All equipment associated with antenna facilities shall be undergrounded, except for small services connection boxes or as permitted in Section 141.0405(b)(4).
 - (D) A construction plan must be submitted to and is subject to review and approval by the City Engineer in accordance with Chapter 6, Article 2.
- (4) Antennas and associated equipment located in the *public right-of-way* may be placed above ground only if the equipment is integrated into the architecture or surrounding environment through architectural enhancement (enhancements that complement the scale, texture, color, and style), unique design solutions, enhanced landscape architecture, or complementary siting solutions to minimize visual or pedestrian impacts. These facilities may be permitted with a Conditional Use Permit decided in accordance with Process Three.
- (c) Temporary facilities that provide services to public events and are limited to a one-time maximum duration of 90 calendar days are subject to the temporary use permit procedures in Chapter 12, Article 3, Division 4.
- (d) All telecommunication facilities that are required to obtain encroachment authorization to locate on city-owned dedicated or designated parkland or open space areas shall comply with the following:
- (1) The City Manager shall determine that the proposed facility would not be detrimental to the City's property interest; would not preclude other appropriate uses; would not change or interfere with the use or purpose of the parkland or open space; and would not violate any deed restrictions related to City property, map requirements or other land use regulations.
 - (2) The proposed facility shall be integrated with existing park facilities or open space; shall not disturb the environmental integrity of the parkland or open space; and shall be disguised such that it does not

detract from the recreational or natural character of the parkland or open space.

- (3) The proposed facility shall be consistent with The City of San Diego Progress Guide and General Plan.

(e) Minor Telecommunication Facilities

Minor telecommunication facilities are permitted as a limited use or may be permitted with a Neighborhood Use Permit in the zones indicated with an "L" or an "N", respectively, in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

- (1) An antenna facility will be considered a minor telecommunication facility if the facility, including equipment and *structures*, is concealed from public view or integrated into the architecture or surrounding environment through architectural enhancement (enhancements that complement the scale, texture, color, and style), unique design solutions, or *accessory use structures*.
- (2) In an effort to encourage collocation and to recognize that some telecommunication facilities are minimally visible, the following shall be considered minor telecommunication facilities:
- (A) Additions or modifications to telecommunication facilities that do not increase the area occupied by the antennas or the existing antenna enclosure by more than 100 percent of the originally approved facility and do not increase the area occupied by an outdoor equipment unit more than 150 feet beyond the originally approved facility, if the additions and modifications are designed to minimize visibility.
- (B) Panel-shaped antennas that are flush-mounted to an existing *building facade* on at least one edge, extend a maximum of 18 inches from the *building facade* at any edge, do not exceed the height of the building, and are designed to blend with the color and texture of the existing building.
- (C) Whip antennas if the number of antennas that are visible from the *public right-of-way* does not exceed six, if the antennas measure 4 inches or less in diameter, and if they have a mounting apparatus that is concealed from public view.
- (3) Minor telecommunication facilities are not permitted in the following locations:

- (A) On *premises* that are developed with residential uses in residential zones;
 - (B) On vacant *premises* zoned for residential development;
 - (C) On *premises* that have been designated as *historical resources*;
 - (D) On *premises* that have been designated or mapped as containing sensitive resources;
 - (E) On *premises* within the *MHPA*; or
 - (F) On *premises* that are leased for billboard use.
- (4) The installation of a minor telecommunication facility shall not result in the elimination of required parking spaces.
 - (5) Minor telecommunication facilities that terminate operation shall be removed by the operator within 90 calendar days of termination.
- (f) Major Telecommunication Facilities

Major telecommunication facilities may be permitted with a Conditional Use Permit decided in accordance with Process Three, except that major telecommunication facilities on dedicated or designated parkland and open space may be permitted with a Conditional Use Permit decided in accordance with Process Five, in the zones indicated with a "C" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

- (1) Major telecommunication facilities are not permitted in the following locations:
 - (A) On *premises* containing designated *historical resources*;
 - (B) Within viewsheds of designated and recommended State Scenic Highways and City Scenic Routes; or
 - (C) Within ½ mile of another major telecommunication facility, unless the proposed facility will be concealed from public view or integrated into the architecture or surrounding environment through architectural enhancement (enhancements that complement the scale, texture, color, and style), unique design solutions, and *accessory use structures*.
 - (D) Within the Coastal Overlay Zone, on *premises* within the

MHPA and/or containing *steep hillsides with sensitive biological resources*, or within public view corridors or view sheds identified in applicable *land use plans*.

- (2) Major telecommunication facilities shall be designed to be minimally visible through the use of architecture, landscape architecture, and siting solutions.
 - (3) Major telecommunication facilities shall use the smallest and least visually intrusive antennas and components that meet the requirements of the facility.
- (g) Satellite Antennas

Satellite antennas are permitted as a limited use subject to Section 141.0405(g)(2), and may be permitted with a Neighborhood Use Permit subject to Section 141.0405(g)(3), or with a Conditional Use Permit decided in accordance with Process Three subject to Section 141.0405(g)(4).

- (1) Exemption. Satellite antennas that are 5 feet in diameter or smaller are permitted in all zones and are exempt from this section.
- (2) Limited Use Regulations. Satellite antennas that exceed 5 feet in diameter are permitted as a limited use in the zones indicated with an "L" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.
 - (A) Satellite antennas are not permitted within the *MHPA*.
 - (B) Satellite antennas are not permitted on *premises* that have been designated as *historical resources*.
 - (C) Satellite antennas shall not exceed 10 feet in diameter.
 - (D) Ground-mounted satellite antennas shall not exceed 15 feet in *structure height*.
 - (E) Ground-mounted satellite antennas shall not be located in the *street yard, front yard, or street side yard* of a *premises*.
 - (F) Satellite antennas shall not be light-reflective.
 - (G) Satellite antennas shall not have any *sign copy* on them nor shall they be illuminated.
 - (H) Ground-, roof-, and pole-mounted satellite antennas shall be

screened by fencing, buildings, or parapets that appear to be an integral part of the building, or by landscaping so that not more than 25 percent of the antenna height is visible from the *grade* level of adjacent *premises* and adjacent *public rights-of-way*.

- (3) Neighborhood Use Permit Regulations. Proposed satellite antennas that do not comply with Section 141.0405(b)(2) may be permitted with a Neighborhood Use Permit subject to the following regulations.
- (A) Satellite antennas are not permitted within the *MHPA*.
 - (B) Satellite antennas are not permitted on *premises* that have been designated as *historical resources*.
 - (C) Satellite antennas shall not exceed 10 feet in diameter.
 - (D) Satellite antennas shall not be light-reflective.
 - (E) Satellite antennas shall not have any *sign copy* on them nor shall they be illuminated.
 - (F) The visual impacts of the antenna to adjacent *premises* and adjacent *public rights-of-way* shall be minimized by the positioning of the antenna on the site and the use of landscape or other *screening*.
- (4) Conditional Use Permit Regulations. Except for proposed satellite antennas which are *accessory uses* in industrial zones, proposed satellite antennas that exceed 10 feet in diameter may be permitted only with a Conditional Use Permit decided in accordance with Process Three subject to the following regulations.
- (A) Satellite antennas are not permitted within the *MHPA*.
 - (B) Satellite antennas are not permitted on *premises* or its appurtenances that have been designated as *historical resources*.
 - (C) The visual impacts of the antenna to adjacent *premises* and adjacent *public rights-of-way* shall be minimized by the positioning of the antenna on the site and the use of landscaping or other *screening*.
(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)



THE CITY OF SAN DIEGO

ATTACHMENT 16

DATE OF NOTICE: February 18, 2010

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: March 4, 2010
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California 92101

PROJECT TYPE: Conditional Use Permit/Planned Development Permit/CEQA
Exempt, Process 4
PROJECT NUMBER: 97765
PROJECT NAME: VERIZON – PADRE GOLD
APPLICANT: Shelly Kilbourn, PlanCom, Inc.

COMMUNITY PLAN AREA: Linda Vista
COUNCIL DISTRICT: District 6

CITY PROJECT MANAGER: Karen Lynch-Ashcraft, Development Project Manager
PHONE NUMBER: (619) 446-5351

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a new 76-foot high architectural tower to replace an existing 76-foot high monopole. All antennas will be housed within the tower. Associated Verizon equipment will be located in an existing enclosure. New planter walls and landscaping are also proposed to enhance the new facility located at 7245 Linda Vista Road between Genesee Avenue and Fulton Street.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court,

ATTACHMENT 16

you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on April 3, 2006 and the opportunity to appeal that determination ended April 24, 2006.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order No. 23426162

Revised 12/5/08 RH